

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING 7
March 9, 2023

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held on Google Meet, in *Kansas City* at *7:00 PM* on the *09th of March, 2023*.

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 7:04 p.m.

II. ROLL CALL OF OFFICERS

Roll call of officers at 7:03 p.m.

Present: *Phillip/Emily Wills*

Ernestine Brown

David Kempker

Rob Bauer

Jennifer Chandler- logged off early

Sheree Dotson/Shawn Dotson

Shawntelle Smith

Absent: *Katrina Smith*

Mary Grunke

Chad Peakes

Brandon Laughridge

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Phillip Wills, seconded by Rob Bauer, to approve the minutes of the prior meeting of March 09th 2023, Motion Carried at 7:05 p.m.

IV. FINANCIAL REPORT

Rob Bauer gave the report as follows at 7:39 p.m.:

A. 110/140 residents have paid dues

B. \$11,987.04 cleared account

C. Column has to be replaced, waiting on 2nd bid

D. BPU startup bill- fee is less

E. May need to cut some costs

a. keep HVAC up/down according to weather/season

b. waiting on rest of dues from residents

F.

V. MANAGERS REPORT

Phillip Wills gave the report as follows at 7:05 p.m.:

A. Twice this month- meetings for Board

B. Additional lighting- revisit in fall

C. Tow truck driver- car gone/tow truck still nuisance

D. Payment reminder letters- bright color paper/stamp

E. Communication preference letter- Jennifer completed

F. No chain link fence voted no last meeting- community policing

G. Easement- ownership maintenance

H. Townhome fencing allowable exception

a. 2 Board members to sign future letter

- I. Lawyer is drafting letter for owner refusing HOA payment
 - a. Joddy may come to next meeting to assist
- J. Old CC&R - lake/walking/playgrounds/pool/clubhouse
- K. Community Policing- neighborhood taskforce
 - a. Filled out form + grants available
 - b. Rather be in person to go over their end
- L. Deck sagging/column- soonest March 20th
- M. Trash complaint
- N. Ramp was fixed
- O. Ductwork
- P. Front entrance lights
- Q. Insulation
- R. Table and chairs- purchased chairs
- S. Powerwashing
- T. Internet- set up spectrum wifi
- U. Camera installation
- V. Cap water fountain drains
- W. Flooring- wait for deal within budget
- X. Purchasing hygiene items/cleaning products regularly
- Y. Smaller scale purchases <\$500 president/treasurer no approval

VI. UNFINISHED BUSINESS

Unfinished business was discussed by Phillip Wills at 7:10 p.m.

A. PROGRESS

- a. Heat pump/condenser installed
- b. Ductwork installed upstairs
- c. metal channeling over copper lines installed
- d. Heat is turned on
- e. Landscaping/tree removal finished
- f. Front entrance sign + lighting
- g. Vanity and sink installed in clubhouse bathroom
- h. mud/painting by Rob in bathroom
- i. 8 camera installations
- j. 24/7 camera surveillance + stickers in windows
- k. 30 chairs purchased
- l. 2 32 inch tv's for surveillance display
- m. Ramp fixed
- n. No parking signs
- o. Half clubhouse is powerwashed exterior
- p. Stickers and windows cleaned/removed by Ernie
- q. Water is turned on + hot water heater
- r. Old lock has been removed from door
- s. Spectrum internet installed + phone line

B. MONEY SAVING IDEAS

- a. Zero turn mower?- Look into gate measurement and vote for/against landscaping contracted out afterwards

- b. Interior paint at ReStore
- c. Flooring if sale at ReStore- probably next year
- d. Landscaping/Flowers- mulching + weed barrier
DIY
- e. Possibly drain/refill pool DIY
- f. Volunteer days for certain projects

- C. Reflective Paint- **voted yes** on entrance curb
- D. TV for clubhouse- hold off for now
- E. Wall mount- hold off for now
- F. Code entry deadbolt and installation DIY- hold off for now-
buy extra keys
- G. Alarm system- hold off for now
- H. Interior painting upstairs- voted yes
- I. Community meeting set for April 10th @ 7:30 pm - **voted yes**
- J. Did request church for meeting if needed
- K. If column/bathroom fixed meeting at clubhouse- **voted yes**
- L. BBQ- hold off for now
- M. Fencing around A/C units- hold off for now
- N. After column- remove rock for erosion/add mulch- **voted
yes for future**
- O. Rip out carpet/leave plywood flooring for now- hold off for now
- P. David has carpet cleaner to salvage- **voted yes**
- Q. 3 way switch timer for exterior lighting
- R. Set up a trash pickup day- **voted yes**
- S. Policy/good neighbor letter

VII. NEXT MEETING DATE

The next Board meeting scheduled for March 23rd @ 7 pm

The next Community meeting is scheduled for *April 10th @ 7:30.*

The board meeting adjourned at 8:33 p.m.

These minutes were approved by the Board of Directors.

Emily Wills

Emily Wills, Secretary

03/09/2023

Date