

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING 8
March 23, 2023

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at *7:00 PM* on the *23rd 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

Sheree Dotson/Shawn Dotson

Katrina Smith

Absent: *Mary Grunke*

Chad Peakes

Brandon Laughridge

Shawntelle Smith

Jennifer Chandler

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 7:29 p.m.:

A. 124/140 paid homes

B. Monthly payment reminders went out, 1 have paid by reminder slip

C. 16052.26 in account at this moment

a. 5760.00 outstanding homes that have not paid per the 16 remaining properties

b. Majority of remaining payments are a couple townhomes and the remaining are single family homes and duplexes.

D. Remaining payment for column to still come out of the account of \$2,500.00

E. HVAC furnace repairs- \$1000.00 -estimated hopefully high

F. Google/Spectrum/Waste management/Lawn/BPU bills all the recurring charges coming out of the account.

V. MANAGERS REPORT

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

A. Board meeting recurrence- voting this meeting

B. Additional lighting- wait

- C. Past due letters- sent to Jennifer and she made changes. This has been sent to the lawyer to okay communication.
- D. Communication preference letters have all been sent out.
- E. Townhome fencing + easement was decided on having two board members and owners sign.
- F. Legal letter sent out by lawyer to nonpayment resident refusing that we have an HOA. Waiting for feedback from the lawyer on this.
- G. Tax codes for grants- Lawyer needing to provide still.
- H. Rob picked up signs for parking/no parking to install at the clubhouse.
- I. Good neighbor policies we need to come up with in a couple meetings.
- J. Mowing deal was worked out with the townhome owners.
- K. 3 extra clubhouse keys have been made.
- L. Wait on flooring for next fiscal year
- M. Deadbolt entry code waiting for time being.
- N. Alarm system- holding off,
- O. Community meeting set up for April 10th
- P. First meeting at the clubhouse
- Q. Fencing around A/C- waiting for now
- R. Column is fixed- bring in dirt/rock/mulch and need to wait to have the funds to do so but voted last meeting to do so.
- S. Sticking with carpet flooring for this year.
- T. Timer for outdoor lights need to have someone look into.
- U. Bulk trash pickup day - need to schedule and communicate out once we have the communication responses back in.

VI. UNFINISHED BUSINESS

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

A. Mowing partnership

- a. \$400/mow via Brock Mick. Starting the week of April 8th
- b. Invoices sent out to property owners
- c. HOA to pay \$130/mow out of total \$400/mow
- d. Opt out letters mailed today for the townhome community.
- e. **NEED VOLUNTEERS FOR TRASH/WEED EATING BEFORE APRIL 8TH**

B. Community Policing

- a. Neighborhood task force
- b. Texting service available
- c. Prefer meeting in person for community policing to come out.

C. Insulating attic- waiting for funding.

- D. Eliminating monthly options for those who haven't paid so far that are past due. - Voted yes this will just require these people to pay their \$360 in full.

- E. Vote on interest rate?- Not simple according to lawyer, so going to hold off.
- F. Trash pickup volunteer day- YES going to schedule in the future.
- G. Mowing cleanup volunteer before first mow - voted yes to have us do.
- H. Reflective paint on curbs still needing to be painted and done for the middle entrance.

NEW BUSINESS:

- I. BBQ in late April/May neighborhood meet and greet - Voted yes to do preferable May.
- J. Property owners- request to share new renters for HOA communications letter - Voted yes to send to these property managers and ask if they can give a copy to their new renters.
- K. Roads and railings?- Special assessment? REVISIT this summer.
- L. Raising dues for next year/Annual only option?- Revisit this summer. We want to see what we can do with the dues we have.
- M. Big projects- get bids on for next year to see what's feasible and help set budget expectations.
- N. Pool discussion- wait a couple of more meetings to bring back up on cleaning it and what we want to do with it.
- O. Trash issues - wait a couple more meetings and have the volunteer day to see if that helps people keep trash in their bins.
- P. Parking on grass- community policing
 - a. No parking on sidewalk/grass for CCR- wait till we talk with community policing and see what we want to have enforced.
- Q. Landscaping median w/mulch
 - a. Just weedkiller this year - voted yes to purchase this to spray the middle entrance section and torch the grass.
- R. Downspouts need unclogged- volunteer effort to do this we voted on.
- S. Roof spots need tarred
 - a. Quote for repairs is what we want to do instead of risking the slope of the roof.
- T. Interior paint- light gray was decided to lean towards the blue spectrum if we can't get a true gray. Going to see what we can get at restore for light gray first then go to menards if needed. Having volunteers help paint this we decided to save money.

- U. Pothole filler? - Need to revisit when we have the money to do so.
- V. Enclosing dumpster - Going to ask community policing if this has to be done or if it's okay via code to be how it is for the time being.
- W. Basketball goals in the street- decided to talk with code enforcement on what they can do.
- X. Four wheelers- code enforcement on what they can do.
- Y. Truck that can be towed from the parking lot if needed but want to talk with code enforcement to see what they can do about the one that gets dropped off at the clubhouse.
- Z. Board meeting times/days
 - a. Keep Thursdays for now going to try the next one on a monday to see if that helps.
- AA. Board meeting April 10th, 6:30 followed by Community meeting at 7:30 at the clubhouse

- 3-4 ft fence panels okayed for front yard barriers with 2 board members approval.

VII. NEXT MEETING DATE

The next Community meeting scheduled for April 10th, 6:30 pm

The next Board meeting is scheduled for April 10th, 7:30 pm

The board meeting adjourned at 8:41 p.m.
These minutes were approved by the Board of Directors.

Emily Wills

Emily Wills, Secretary

03/23/2023

Date