

**CRYSTAL RIDGE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING IV**  
January 19, 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 *19th of January, 2023*.

**I. CALL TO ORDER**

Board member Phillip Wills called the meeting to order at 7:06 p.m.

**II. ROLL CALL OF OFFICERS**

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

Present: *David Kempker*

*Shawntelle Smith*

*Phillip/Emily Wills*

*Mary Grunke*

*Jennifer Chandler*

*Ernestine Brown*

*Rob Bauer*

Absent: *Katrina Smith*

*Chad Peakes*

*Shawn Dotson*

*Brandon Laughridge*

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motion by Phillip Wills, seconded by David Kempker, to approve the minutes of the prior meeting of January 2023, Motion Carried at 7:00 p.m.

**IV. FINANCIAL REPORT**

Rob Bauer gave the report as follows at 7:15 p.m.:

A. Approximately \$3300-\$4,000 so far in the bank account.

a. Following Items have been purchase or came out of the account:

i. Mailbox and post

ii. Postage reimbursement

iii. Tamper proof bolts for stop signs

B. Went over the budget/expense spreadsheet + estimates

a. Cost and occurrence totals

**V. MANAGERS REPORT**

Phillip Wills gave the report as follows at 7:09 p.m.:

A. Front entrance and road-potholes and issues quoted

- B. 7 stop signs ordered/tamper proof bolts in possession. Once we get the posts and signs in our possession we will email out for volunteers.
- C. Mail carrier red-no parking has been painted 10 feet from each side of the post boxes.
- D. Will use temporary no parking signs supplied by David if needed to address parking issues at the clubhouse.
- E. Clubhouse Ramp - Have had quotes on this and the deck railing and decking floor bowing quoted and have more quotes hopefully next week.
- F. BPU- turn on ASAP, go through the clubhouse when electricity is on and insured.

## VI. UNFINISHED BUSINESS

Unfinished business was discussed by Phillip Wills at 7:20 p.m.

- A. Deeds status- Greg's lawyer was working with the county to get plot descriptions figured out and believes she's close.

## VII. NEW BUSINESS- 7:30 p.m.

Quotes:

- Snow removal- same so far. Will decide later on if we want this to happen this year or not. Currently don't have the funding to have this.
- Column bracing on clubhouse pillars- more quotes next week
  - May not be footing - may be more wood rot less foundation footing issues. Have had 3 companies come to quote or will be getting quotes in next week. Board thought 3 quotes on this was enough to decide on who to go with in the next few board meetings.
- Pool covering/filling - Got one quote of 30k. Going to wait on getting any more quotes until later on in the year due to not having the budget to handle this during this fiscal year.
- Country Financial gave quotes which was emailed to the board for insuring the clubhouse and liability coverage for all the common grounds. Still waiting on a quote for board member liability coverage.
- Still working to see if we can get blueprints for the clubhouse from the architect/wyco.
- Going to see if the asphalt guys can provide us any cheaper rate if they're able to dump asphalt chippings at Wyco Lake. David said the lake is always wanting more of those chippings.

- Lawn mowing we have enough quotes and will hopefully decide on the next few meetings.
- Stop Signs - Waiting on poles and will email for volunteers after receiving poles.

### New voting:

- Block off ramp footing- Voted yes, Rob to use the boards he has to block off entrance via the ramp at the clubhouse on both sides. If Rob does not have enough lumber we received the okay to purchase the lumber needed to block off access to the broken ramp.
- Insuring the clubhouse and common grounds as soon as the deed is turned over to HOA and we have the capital to pay for a year of insurance- Yes to get insured when we have ownership. We decided to go with -Country Financial. Need to get the Board insurance quote still from Country Financial.
- Security cameras -We decided to check with bigger companies like ADT for surveillance and alarm systems. Going to get quotes from companies like ADT, SimplySafe, Vivint, etc. Hoping they can provide a monthly fee that we can pay. Going to go with install yourself wifi code locks for the upstairs of the clubhouse for now so the board can change the code.
- Should we only focus on upstairs for time being- yes, only going to work on the upstairs for now and look at the finances on fixing the basement towards the end of the year.
- Quotes on exterior painting-yes, get quotes on a color change. Going to see if Santos painting along with others can give us a quote.
- Paint interior DIY- Yes, going to paint area's needed with the matching color that's on the walls currently.
- Wait on parking lot patching - Yes will bring this up at a later meeting. For now not a worry.
- Basketball goal installed at the clubhouse - We're going to wait for the time being and get the major projects done and revisit at a later date.
- Wait to decide on asphalt for the next meeting- Yes, will decide which asphalt company to go with at the next meeting.

VIII. NEXT MEETING DATE

Community meeting scheduled for February 13th at 7:30

The next monthly Board meeting is scheduled for *February 9th* at *7:00 p.m.*

The board meeting adjourned at 8:15 p.m.  
These minutes were approved by the Board of Directors.

*Emily Wills*

Emily Wills, Secretary

01/19/2023

Date