

**CRYSTAL RIDGE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING III**  
January 05, 2023

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, Kansas City, KS, held on Zoom, in Kansas City at 7:00 PM on the 5th of January, 2023.

**I. CALL TO ORDER**

Board member Phillip Wills called the meeting to order at 7:02 p.m.

**II. ROLL CALL OF OFFICERS**

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

Present: *Ernestine Brown*

*Rob Bauer*

*David Kempker*

*Shawntelle Smith*

*Phillip/Emily Wills*

*Mary Grunke*

*Brandon Laughridge*

*Jennifer Chandler*

Absent: Katrina Smith

**Chad Peakes**

**Shawn Dotson**

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

Motion by Phillip Wills, seconded by Rob Bauer, to approve the minutes of the Regular Meeting of January 2023, Motion Carried at 7:00 p.m.

**IV. FINANCIAL REPORT**

Rob Bauer gave the report as follows at 7:08 p.m.:

A. 4 payments

B. \$1136.87 in bank account

C. Google fees for storage/recording of meetings

D. \$100 in bank account initially-Deposit made by Phillip Wills

E. 57th Domino LLC- 11 properties non deliverable address 4102 N Harrison Ave KCMO- returned invoice

F. Paypal fees- as well as for non profits- 2.99% of each transaction, bank account transfers zero fees

**V. MANAGERS REPORT**

Phillip Wills gave the report as follows at 7:19 p.m.:

A. Mailbox is in

B. Street lights were installed

C. Filled major pothole outside of clubhouse on street with patch

D. Deed status- done and waiting on Greg to sign \$5000.00 startup capital

E. Developer names on common streets/grounds- Brandon owns some spaces

- a. Dot maps showing common areas
- F.

## VI. UNFINISHED BUSINESS

Unfinished business was discussed by Phillip Wills at 7:06 p.m.

- A. Landscaping
  - a. Overgrown grass/ditches
- B. Trash and yard waste behind Rob's area grounds
- C. 5 complaints about dog barking 3313/3315 address?
- D. Cars/trailers- code enforcements
- E. We do have to file taxes in April 2024, possibly \$400.00 to file
  - a. Reserves account suggested
- F. Deduct due fees from receipts
- G. Parking in front of mailboxes
  - a. Repaint curbs or signs for better USPS access

## VII. NEW BUSINESS- 7:28 p.m.

Quotes:

- Snow removal
- Column bracing on clubhouse pillars
- Pool covering/filling
- Insurance
  - Country Financial recommended by Brandon Laughridge
- If all collected \$50,040.00 annual dues total by end of 2023
- Possible clubhouse general inspection/structural + blueprints

### **New voting:**

- Potholes/patching- get quotes and decide next meeting
  - Brandon Laughridge will have asphalt contact
- Patching cracks in clubhouse parking lot
  - voted yes to volunteer patching kit**
- Dumpster selection
  - placing behind clubhouse in original concrete location
  - Thursday dumpster pickup weekly
  - 8 yard dumpster 1x week pickup on Thursday- voted yes**
  - wait to announce dumpster availability to avoid extra fees/illegal dumping
- Stop signs- 7 total plus posts- voted yes**
  - David will ask the street dept.
  - tamper proof bolts on signs
  - dot maps
- Speed limit/slow signs
  - just order extra pole for speed sign we already have
- Clubhouse Piering
  - fix when the funds are available as soon as possible
- Clubhouse roof
  - not insurable currently
- Clubhouse ramp
  - replace couple of boards needed DIY- voted yes**
  - decking boards may be recovered from pool

Mail carriers parking issue

- no parking red paint- voted yes when weather permits
- 10 feet for no parking in front of mailboxes- voted yes
- Phillip Wills will purchase materials

Google fees

- Reevaluate fees in 6 months (June 2023)

BPU

- Electricity ASAP- voted yes

Parking

- No overnight parking?- **voted no**
- No parking in grass?- will look into later date
- No Parking general signs? **David will look into signs to not block dumpsters for Clubhouse. Can tow on private property (HOA)**
- Code enforcements can be corrected

Once power is restored to clubhouse- meeting at location ASAP

#### VIII. NEXT MEETING DATE

The next monthly Board meeting is scheduled for *January 19th* at *7:00 p.m.*

The board meeting adjourned at 8:26 p.m.

These minutes were approved by the Board of Directors.

*Emily Wills*

Emily Wills, Secretary

01/05/2023

Date