

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #26
08/10/2024

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at 10 AM on the 08/10/2024

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 10:05 A.M

II. ROLL CALL OF OFFICERS

Roll call of officers at 10:00 A.M.

Present: *Phillip Wills*
Emily Wills
Ernestine Brown

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Phillip Wills, to approve the minutes of the prior meeting Motion Carried at 10:20 A.M.

IV. UNFINISHED BUSINESS - OLD BUSINESS AND NEWS

- 1) Open door board meeting, not enough board members. Will run as Community Meeting today.
- 2) Dumpster pickups, overcharges discussed
- 3) All board members are volunteers. No member is on a payroll or has any discounts on dues and fees.
- 4) Request for all financial receipts/votes/statements
 - a) Added everything to website
 - b) Profit and loss reports posted online
- 5) We don't have enough reserves to cover an HOA loan
- 6) Fixed ductwork in attic DIY. Rats ate flex ducts, so they were updated with hard duct work.
- 7) A/C needs freon, Delta One Cooling
- 8) Neighborhood garage sale date(s)?
 - a) around Labor day????
- 9) Fire Marshall Compliance- Sunflower Towing? contract options
 - a) 80/140 special assessments are collected
 - b) 30 Fire lane signs/10 no parking + 35 poles
 - c) Security bolts/regular bolts
 - d) Paint/supplies for curbs by fire hydrants
 - i) \$2500 for hired contractor to install
 - e) Communicating on social/snail mail/email for parking implementation
 - f) Plans for signs is to put on property dividing lines and other utility boxes if available
- 10) Mid/late september N 103rd Terr, N 103rd Ct
- 11) Mid/late october N 103rd Pl, Sloan Ave
- 12) Remaining signs will go up in November
- 13) Paypal fees discussion

- 14) Snow removal companies won't quote us for winter season until after we go to one side parking
- 15) Basketball goal on street and broke down car on Sloan, 6 days left to make the change
- 16) Wave accounting software update + watermark on invoices

2024 Financial Report

- a. Checking/mowing accounts \$6077.60
- b. Savings \$4772.48
 - i. 80 special assessment collected \$6400.00
- c. 4 residences have not paid at all. 4 monthly are behind
- d. Possible \$4000 with 20 properties with 5 months remaining
- e. Finances are not healthy for the remaining year.

NEW BUSINESS

- i. 2025 budget allocations
 1. Total at \$112K if all payments are received- includes reserves of 70%
- ii. Add on services
 1. Basement gym/showers
 2. Landscaping/sprinklers
 3. Playground?
 4. Road repairs?
- iii. Rules and guidelines in 2025
 1. Enforcing mowing/broken down vehicles
 2. Issues with property maintenance such as roofs with tarps and stairs detaching at residences
 3. Fines for repair items?
 - a. 30/60 day notices
 - b. HOA Board will send invoice to property owner to pay
 - c. Notice 1st offense?
 - d. Fine 2nd offense?
 - i. Fine amounts?
- iv. NEED TO PURCHASE TOW SIGNS FOR BELOW FIRE SIGNS

V. NEXT MEETING DATE

The next Board/Community meeting scheduled for 09/12, 7 pm

The next Community meeting is scheduled for 10/12, 10 am

The board meeting adjourned at 11:54 a.m.

These minutes were approved by the Board of Directors.

Emily Wills

___Emily Wills___, Secretary

08/10/2024

Date