

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #27
09/12/2024

Minutes of the Board of Directors Meeting of the Crystal Ridge Homeowners Association, *Kansas City, KS*, held in the clubhouse, in *Kansas City* at 7 PM on the 09/12/2024

I. CALL TO ORDER

Board member Phillip Wills called the meeting to order at 7:05 P.M

II. ROLL CALL OF OFFICERS

Roll call of officers at 7:08 P.M.

Present: *Phillip Wills*
Emily Wills
David Kempker
Ernestine Brown
Sheree
Katrina
Jeremy Chandler
Mary Grunke
Shawntelle

Brad from Sunflower Towing is joining tonight's board meeting

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Motion by Phillip Wills, to approve the minutes of the prior meeting Motion Carried at 7:10 P.M.

IV. UNFINISHED BUSINESS - OLD BUSINESS AND NEWS

Financial report, all receipts and transparent bills scanned onto website, detailed down to each receipt

Fire Marshall compliance- posted on mail boxes

Special assessment dues not all collected

VOTE:

- HOW MANY SIGNS DO WE WANT- 10
- HOW MUCH TO ALLOCATE-
- SNOW REMOVAL ALLOCATION-

Sign locations- VOTED YES ON ALL

2024 Financial Report

- a. Checking/Savings gained 2 membership fees
 - i. Special assessment collections, 89 collected
 - ii. 4 unpaid HOA fees + special assessment, liens
- b. Need to set money aside for sprinkler winterizing
- c. 70% operating expenses need to be in reserves. Currently we have no reserves
- d. Board voted on \$800/annually HOA fees
- e. Purchase feature on Accounting software to send recurring emails

NEW BUSINESS

- i. Sunflower Tow Company
 1. Letter
 - a. Fines and drop fees

Vote Topics

- **Do we want to report and have them come out and tow or sticker or do we want to have them patrol through the neighborhood?**
 - **VOTED- Patrol 4-Yes 2-No**
 -
- **Parked in the firelane. How do we want to handle this?**
 - **2024- sticker then 24 hours**
 - **2025- immediate**
- **Vehicles on the streets with expired tags or inoperable.**
 - **Sticker than tow?**
 - **VOTED- Yes**
 - **How long should we give them to get into compliance?**
 - **48 hour tow notice**
- **Should we sticker then tow non operable or expired tag vehicles in driveways?**

- Sticker then tow?
 - REVISIT 2025
- How long should we give them to get into compliance?
 - REVISIT 2025
- **Enforcing the parking on the grass/landscape and sidewalks?**
 - Should we sticker than tow?
 -
 - How long should we give them to get into compliance?
 - 24 hours for grass
 - Do we want to enforce people parking on the landscape areas in between their houses?
 - HOA/REVISIT
- **What should we do about cars blocking other neighbors' driveways?**
 - Immediate tow call Sunflower towing/ personal authority for personal property
- **For vehicles parked and haven't moved. How should we handle these?**
 - How many hours do we want to give for them not moving?
 - Do we sticker then tow?
 - If so, how many hours after the sticker do we tow?
- **How should we handle complaints?**
 - Right now Phil currently get's usually 3-8 phone and emails a week. I'm sure this will increase a lot with the parking regulations. People have already expressed to Phil their issues and complaints about it.
- **SET UP AUTO REPLY ON HOA EMAIL**
- **How do we want to handle large commercial vehicles?**
 - Anything that requires a CDL to drive
 - 24 hour tow notice sticker

Possible enforcements for 2025
Next meeting for fines/offenses if needed

UG beautification grant
Security camera, bench areas, general landscaping

Skip 2024 events, begin fresh for 2025

V. NEXT MEETING DATE

The next Board/Community meeting scheduled for 11/09, 10 am
The next Community meeting is scheduled for 10/12, 10 am

The board meeting adjourned at 9:12 p.m.
These minutes were approved by the Board of Directors.

Emily Wills

—Emily Wills—, Secretary

09/12/2024

Date