

CRYSTAL RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING #30
11/14/2024

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 11/14/2024

I. CALL TO ORDER

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

II. ROLL CALL OF OFFICERS

Roll call of officers at 7 PM.

Present: *Phillip Wills*
Emily Wills
Ernestine Brown
David Kempker
Shawntelle
Sheree D

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 P.M.

IV. UNFINISHED BUSINESS - OLD BUSINESS AND NEWS

- Trash is being continually dumped in fields
- Overage charge on dumpster overflow again
- Deck railing spindles need to be screwed in. Purchase screws?
- Sprinkler main line started leaking and created damage.
 - Paid \$695 to Medina Irrigation to fix the leak. Used some of next year's dues to fix the leak.
- Christmas Lights purchased last year have been installed at the entrance and clipped to the roof of the clubhouse. Clips were donated.
- Special assessment remaining money \$4714.93
 - Leave in account for snow removals/Road repairs? - Yes
- Tow company has been coming through and no issues with fire lanes.
 - 2025 will have tow on site in fire lanes
 - Receiving no parking complaints
- Waiting for new quotes on snow removal companies
- Final round of parking/fire lane signs will be completed in 2-3 weeks
 - Edith & Parkview Ave
- Board voted for increasing dues to \$800 for 2025
 - If all homes pay budget will be at \$112000.00
 - Budget allocations for 2025
 - Total operating expense \$46,340.00

- BOARD MEMBER POSITIONS-VOTING
 - Removing Mary Grunke from Board
 - Voted yes to keep this year's running Board members
 - President Position- Phillip Wills
 - Vice President Position- N/A
 - Treasurer- Rob Bauer- Sheree Dotson backup
 - Secretary- Emily Wills
 - Backups/management company to complete timely tasks?
- Board meeting formats- keep same
- AirBnB & VRBO 30 Day rental on N 103rd Ct
 - Thoughts? Feedback?
 - Legal council?
 - Wait and watch for violations of short term -30 days
- 2025 Maintenance ideas
 - Delta A/C furnace maintenance package. \$400/year to do a biannual freon/maintenance
 - Pest control
- Christmas events?
- HOA Events budget?- \$2000 for 2025
- Renovation/future maintenance/beautification discussion
 - Repair budget discussion
 - DIY womens restroom/ADA
 - Clubhouse windows
 - Safety pool cover
 - Access control system for rec room basement
 - Addt'l fence install to block off pool and A/C units
 - DIY camera system for basement rec room
 - Commercial gym equip.
 - Fix front entrance curb/clubhouse sidewalk
 - Create bench seating area
 - total \$25500.00
 - Remaining \$5000.00 bundle with portion of reserves in the fall for smaller road repairs and roll over rest for pool in 2026

2024 Financial Report

- a. \$622.23 in main account currently
- b. Mowing partnership account \$928.37
 - i. \$375 outstanding invoices need to be paid
- c. Savings- \$6959.00
- d. 4 no payments at all, 3 are the same. Need to complete lien on one residence.
- e. 2 properties are 5 months behind, 1 is 4 months, 1 is 3 months behind

- f. SPECIAL ASSESSMENT 129/140 paid
- g. Going to send notices with liens with the residences that haven't paid to get the last 7/11 payments. 4 same haven't paid at all
- h. 2 properties have paid 2025 annual dues- savings account

V. NEXT MEETING DATE

The next Board/Community meeting scheduled for TBD

The next Community meeting is scheduled for 01/23

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

Emily Wills

—Emily Wills—, Secretary

11/14/2024

Date