



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 41 - Board of Directors
Date: September 4th, 2025

I. CALL TO ORDER

- A. Board Member - Phillip Wills called the meeting to order at 7:04 P.M

II. ROLL CALL OF OFFICERS

- A. Board Members Present

- Katrina Smith
- Shawn & Sheree Dotson
- Ernestine Brown
- Robert Holt
- David Kempker
- Shawntelle Smith
- Phillip & Emily Wills
- Brandon Laughridge
- Jennifer & Jeremy Chandler
- Sergiy & Katya Makarenko
- Juan & Erika Togo

- B. 3 Empty Board of Directors Seats still available.

III. APPROVAL OF THE MINUTES OF THE PAST MEETING

- A. This is recapped with old business before any old business that needs wrapped up.
 - 1. Motion by Phillip Wills to approve the minutes of the prior meeting motion carried 7 P.M

IV. OLD BUSINESS NEWS AND THINGS TO WRAP UP

A. Towing updates

- 1. Fire lane towing company, code enforcement

B. Need to install new backnetting on basketball goal

C. Center island is completed

- 1. Saved \$17K by DIY

D. Done with large projects/repairs for 2025

E. Small projects/repairs still needed

- 1. Seal/paint deck railing- have materials
- 2. Crack seal and seal clubhouse parking lot- have materials
- 3. Powerwash around clubhouse and pool
- 4. Move Parkview mailboxes

F. UG help with common areas- attempts

- 1. Possible rezoning, special assessment option
- 2. Parking will get worse with 77 new townhomes addition

- G. AED grant?
- H. Gym is working well so far
- I. Curb repairs
- J. Neighborhood welcome packet
- K.

V. 2025 Financial Report

- A. 7/140 non payments for 2025
- B. 3 liens need filed for this year

Financial Overview

- **2025 Budget:** \$100,800
 - **Collected so far:** \$
 - **Expected income (rest of year):** ~\$16400.00
 - **Current account balances:**
 - Operating: \$3795.36
 - Mowing: \$1889.59
 - Savings: \$10672.49
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VI. NEW BUSINESS

- a. **Chris Sherman-lawyer is on the video call**
 - i. Board needs to decide on changes to propose on CCR single family homes
 - ii. List of items if need advised
 - iii. Amendment based on wrong declaration
 - iv. Resend correct info to Voloch's
- b. Trash and recycling dumpsters- visibility complaints
- c. Snow removal company
 - i. Get quote from same Swift Property care again
- d. Legal updates for CCRs
 - i. Duplexes 1st
 - ii. Single family homes 2nd
 - iii. Townhomes last
- e. Fall/winter landscape DIY?
- f. Trees need trimmed on common grounds
- g. Curb repairs?
- h. Office updates for 2026
 - i. President
 - ii. VP
 - iii. Treasurer
 - iv. Secretary
- i. Management company
 - i. Full service vs Financial side
 - ii. Review proposals
- j. Common Grounds budget
- k. Next events?
- l. Mowing for 2026

2025 EVENTS:

- a. ~~End of school year ice cream social~~
 - i. ~~May 31st~~
- b. ~~Neighborhood wide garage sale~~
 - i. ~~May 15-17th~~
- c. ~~Neighborhood bbq~~
 - i. ~~August 9th 4-6 pm~~
- d. Trunk or treat
 - i. October 25th
- e. Christmas party
 - i. December 13th

VII. NEXT MEETING DATE

- A. Next Community Meeting/Board of Directors meeting- TBD
- B. Next Board of Directors meeting- TBD
- C. Duplex owners Meeting #1- August 21st 7 pm
- D. Single family owners Meeting #1- September TBD
- E. Townhome owners Meeting #1- September TBD

The board meeting adjourned at : No need to adjourn, email votes/meeting.
These minutes are approved by the Board of Directors

Emily Wills

Emily Wills - Secretary of Crystal Ridge Residential Homes Association, Inc
Date : 09/04/2025