



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

**Meeting # 33 - Board of Directors
Date: February 20th, 2025**

I. CALL TO ORDER

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

II. ROLL CALL OF OFFICERS

- A. Board Members Present

- Katrina Smith
- Shawn & Sheree Dotson
- Ernestine Brown
- Robert Holt - proxies Rob Bauer
- 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. UG emailed back about the vacation rental home on single family home street
- B. Selected Farmer's insurance
- C. Paid bill for snow removal/street treating for first 2 snows
- D. Sheree was elected new Treasurer
- E. New pool cover purchased and pool cover pump needed for insurance coverage
- F. HOA non-payment issue- individual claiming the HOA dues/HOA is optional
 - 1. May need a lawyer
- G. Basement access control system
- H. Neighborhood sidewalk repair discussion?
 - 1. Table for later discussion
- I. Trash left on curbs when people move out?
 - 1. Code enforcement???
- J. Security company?
 - 1. No at this time

- K. HOA management company
 - 1. No due to expense at the moment
- L. Maintenance plan for AC/furnaces
 - 1. Delta maintenance- VOTED YES
- M. Pest control quotes?
 - 1. Ernie
- N. Hot water heater?
 - 1. Tripped- reset button? David will check it out
- O. Parking and no-parking signs
 - 1. Sunflower tow service has towed 3-5 cars in fire lanes from the last meeting
- P. Opening up clubhouse for cold school mornings for school pickup
- Q. R & K for mowing services
 - 1. Received all quotes- listed on slideshow
 - 2. Getting quote for fertilizing/overseeding/aeration
 - 3. Resending out letters for past-year residences that received mowing
- R.

V. CURRENT FINANCIAL CONDITIONS 2024

- A. Two properties are overdue
- B. 136/140 homes paid
- C. Ten properties haven't paid
 - 1. David will file liens
- D. 2 properties behind on mowing
- E. 1 more 30 day notice on unpaid dues

VI. 2025 Financial Report

- A. 93/140 paid
- B. Grand total \$48965.42
 - 1. Savings- \$41835.40
- C. Paid snow removal and insurance- large amounts

VII. NEW BUSINESS

- A. Basement remodel progress
 - 1. Workout equipment purchased on marketplace
 - 2. Spent \$ on roller guards
 - 3. Spent \$ on monitors for treadmills
 - 4. Rokus
 - 5. Bench press machines
- B. Access control system purchased
 - 1. Electrical
- C. Drywall
- D. Painting
- E. Mens urinals
- F. Bathroom stalls
- G. ADA door handles + metal door for basement
- H. Flooring just weight area and yoga area or do the whole thing in rubber flooring?
 - 1. 2 areas- VOTED YES
- I. Volunteer landscape cleanup
- J. Fencing- iron or wood for divider fencing?

1. IRON-VOTED YES

- K. Asphalt sealer- parking lot when weather is warmer
- L. Two trash cans replaced that were stolen/broken
 - 1. Order one can
- M. Board purchases run by other board members
- N. Gym access- 18+ otherwise accompanied by an adult
 - 1. Keypad/fobs
 - 2. Board members will have gym trial run 2-3 weeks; Owners will be liable for fobs
 - a. Signs for liabilities/at your own risk/surveillance
 - 3. Hours?
 - a. 5 am to 10 pm
 - b. Board members 24/7

O. Qtrly email/fb updates?

- 1. All transactions posted on website
- 2. Advertise gym for Spring 2025?
 - a. **WAIT UNTIL BOARD MEMBERS CAN BEGIN USING BEFORE OPENING FOR NEIGHBORHOOD**

2025 EVENTS:

- a. Easter egg hunt day
 - i. April 19th
- b. End of school year ice cream social
 - i. May 31st
- c. Neighborhood wide garage sale
 - i. May 15-17th
- d. Movie night at the clubhouse
 - i. June-weather permitted
- e. 4th of July/neighborhood bbq
 - i.
- f. Trunk or treat
 - i. October 25th
- g. Christmas party
 - i. December 13th

VIII. NEXT MEETING DATE

- A. Next Community Meeting/Board of Directors meeting - March 20th, 7 P.M? - YES

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 : 02/20/2025