



# **Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting**

**Special Meeting- Duplex Owners Meeting**  
**Date: October 16th, 2025**

## **I. CALL TO ORDER**

- A. Board Member - Phillip Wills called the meeting to order at \_7:04\_ P.M

## **II. Attendance**

- A. 9 out of 22 duplex owners were in attendance.

## **III. Went through Neighborhood History and current CC&R's Structure.**

## **IV. Discussion Topics**

- A. Common Grounds HOA is currently taking on responsibility of.
  - 1. Roads - Private due to the original developer.
  - 2. Front Entrance and Grounds.
  - 3. Open Grass areas and easement grounds & Drainage Tracts
  - 4. Pond/Lake
  - 5. Clubhouse
  - 6. Exercise Room
  - 7. Pool
  - 8. Curbs & Sidewalks
  - 9. Mailboxes.

## **V. Projects to still complete under HOA purview.**

- A. Pool Repair - Major cost/upkeep - Have to keep due to everyone's paperwork having it.
- B. More Road Repairs - We're a private neighborhood due to the original developer.
- C. Sidewalk Repairs and extensions.
- D. Curb Repairs - 2026 Project with Road Repairs.
- E. Promised Playground - Developer never did.
- F. Promised Lake (Pond) Access - Developer never did.
- G. Promised Walking Trails - Developer never did.
- H. Promised Gazebos - Picnic Area. - The developer never did.
- I. Multi-Use Court - Basketball, Pickleball, etc..

## **VI. Budget Overview since re-incorporation**

- A. 2023 Budget - \$50,400.
- B. 2024 Budget - \$56,000 - Huge financial issues with no reserves, investors with multiple properties getting behind caused bills to be late and cost everyone else more money.
- C. 2025 Budget & 2026 - \$112,000.
  - 1. Staying at \$800 per year per property base common ground fee.
- D. Financial Management - Centennial Management starts in 2026.
  - 1. \$5 per property per month = \$8,400.
  - 2. \$13 per property per month = \$21,840 - Not doing due to not wanting to raise dues.
- E. HOA's with similar amenities and responsibilities budgets are \$315,000 to \$550,000.

- F. Finances are still not healthy enough for a loan.
- G. Need to have a reserve study done in the future but haven't due to major repairs.
- H. Possible Budget Increase due to additional homes.

**VII. Baby step repair/enhancements vs faster results.**

- A. Duplex owners thought how we are doing repairs enhancements in phases was appropriate.

**VIII. CC&R Responsibilities - Duplex Owners Views on what CC&R's say we should do/shouldn't do.**

- A. Lawn Care on Individual's Properties - Said we shouldn't do, don't want the extra expense.
- B. Irrigation with startup - Said we shouldn't do it, this is the responsibility of the owner if they want them turned back on/fixed.
- C. Snow Removal for Driveways - Said it wasn't worth increasing dues to take on. HOA shouldn't be responsible.
- D. Tree Trimming and landscape maintenance - said HOA shouldn't do this either.

**IX. Rules and Regulations**

- A. No Garage sales unless run by HOA - Owners didn't think this should be enforced. Like we've been doing.
- B. Trash bins must be hidden from view except after sundown on the night before collection. - Thought we should just have them put by the house, there is no way to really hide the new bins from Waste Management.
- C. Garage Doors must remain closed when not in use. - Not really an issue so no concerns.
- D. No unlicensed or inoperative vehicles outside of garages - Thought we should keep this and enforce if necessary.
- E. No large commercial trucks, buses, rvs, boats, trailers, etc. - Thought this was good to keep but if someone asked permission from the Board to temporarily park something it should be allowed.
- F. Exterior Appearance Rules (Article C). - Didn't think we needed to enforce any of these.
  - 1. No exterior or interior window displays visible from outside.
  - 2. Window treatments (blinds/drapes) must be white, beige, gray, or approved colors.
  - 3. No exterior antennas, satellite dishes, sound devices (e.g., bells, horns).
  - 4. Satellite dishes are on multiple homes put on by original developer.
  - 5. No awnings, canopies, or shutters without HOA approval.
  - 6. No artificial plants or outdoor decorative items in yards.
  - 7. No colored lights or exterior lights taller than the home; only white lights allowed.
  - 8. Holiday lighting is allowed only between Thanksgiving and New Year's Day.
  - 9. Prohibited structures: sheds, barns, detached greenhouses, trampolines, basketball courts, treehouses, animal runs, batting cages, clotheslines.

**X. CC&R Rules & Regulations - Continued**

- A. Minimum - 30 day rental period - Keep this they don't think we should allow short term rentals with units being attached via a wall and already major parking issues.
- B. No Group Homes, rooming houses, foster group homes, fraternities or similar uses.
  - 1. May need enforcement in the future if it becomes an issue.
- C. No commercial office operations from homes. For Example, you can't run an auto repair shop out of your garage. - Thought this should be enforced due to limited parking issues.
  - 1. Had a previous issue with this but a tenant moved out.