



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

**Meeting # 39 - Board of Directors**

**Date: June 26th, 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
- 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. Pool cover- regular monthly maintenance
- B. AC- Delta T fix
- C. Lawn mowing updates for common grounds
- D. Towing updates- fire lanes and handicap only
  - 1. Police have been helping the last couple of weeks
- E. Ordered new trash cans to replace broken ones
- F. Net for basketball backstop
- G. Quarterly update will go out soon
- H. Single family home owner sent info on cancelling the HOA
- I. Future development continued
  - 1. Road issues/concrete repairs will be needed from trucks
- J. Fencing completed for basement
- K. Weed and feed on HOA grounds
- L. Major issues still with parking in townhomes.

**M. Lawyer updates**

1. Single family homes
2. Splitting out- talk more 2026

**N. Gym progress**

1. Bathroom work left- could use new window that is broken
2. Contract is approved

**O. Garage sale success**

**P. Ice Cream social**

**Q. Front island update**

1. Missouri rainbow rock selected with decor boulders
2. Rock estimates
  - a) 2 orders?
3. 20 cubic yards top soil

**R. Banners for future events**

**S. Mailboxes need to be moved from parkview to 103rd**

**T. Townhome area trees need trimmed**

**U. School bus pickup**

1. Community policing?

**V. Parking issues**

1. Group home rentals

**W. Private events- signage and cones**

**X. First aid kits for up and downstairs**

**Y. Gym updates**

1. Hopeful open July 12th to public
2. Any volunteers for key cards/signups
3. Ernie to get all key cards programmed
4. Phil to finish up bathrooms/small equipment touchups

**V. 2025 Financial Report**

- A. Lien was filed for 2024 April. Certified mail
- B. 4 total no payment liens active
- C. 7 no payment for special assessment
- D. 8 no payment for 2025



**Financial Overview**

- **2025 Budget:** \$100,800
- **Collected so far:** \$11200
- **Expected income (rest of year):** ~\$24600
- **Current account balances:**
  - Operating: \$5246.89
  - Mowing: \$4876.50
  - Savings: \$15568.01

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## **VI. NEW BUSINESS**

- a. Parking issues increasing
- b. Neighborhood welcome packet for new owners along with send to current owners
- c. Clubhouse upstairs rental fee and security deposit increase or leave the same?
- d. **Neighborhood BBQ August 9th 4-6PM**
- e. Adult BYOB 21+ night
- f. Neighborhood movie night
- g. Project list 2025
  - i. Finish workout room
  - ii. Finish center island
  - iii. Move mailboxes
  - iv. Reseal clubhouse parking lot and stripe it
  - v. stain/seal all clubhouse railing
- h. Pool future- have to keep it?
  - i. 60-80K to fix
- i. HOA management quotes
  - i. More expensive due to rental neighborhood
- j. Lawyer- paperwork
  - i. Split boards by single/duplex/townhomes
  - ii. 75% to change paperwork
  - iii. Agreed on approach of townhomes first then duplexes
  - iv. Major cost unless we can do the framework by holding meetings with owners
- k. Townhomes
  - i. \$150 /mo 2008
- l. Duplexes
  - i. \$250 /mo 2008
- m. Would have to enforce everything under the CCRs
- n. Best option to legally protect us/provide different rates
- o. Common grounds budget- for non-split options- for split options
- p.

## **2025 EVENTS:**

- a. End of school year ice cream social
  - i. May 31st
- b. Neighborhood wide garage sale
  - i. May 15-17th
- c. Movie night at the clubhouse
  - i.
- d. Neighborhood bbq
  - i. August 9th
- e. Trunk or treat
  - i. October 25th
- f. Christmas party

i. December 13th

**VII. NEXT MEETING DATE**

A. Next Community Meeting/Board of Directors meeting - July 17th 7pm

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 : 06/26/2025