



# 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. Keycard/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