



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

Meeting # 35 - Board of Directors  
Date: March 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. Pool cover
- B. Someone asking for financial records- check website
  - 1. Talked to lawyer, everything is okay on our side. We're providing more than enough through the website and profit and loss report.
- C. AC maintenance plan- DeltaOne
  - 1. Need to confirm pricing
- D. Dumpster overfill, overcharges
  - 1. Will be contacting law enforcement
  - 2. Purchase signs for illegal dumping
- E. Rent going up
  - 1. HOA has nothing to do with the large increases
- F. Hot water heater is functioning properly now
- G. Sunflower Tow Service
  - 1. Towed one vehicle

**H. R & K Commercial Services has been selected for mowing service this year**

**1. Addt'l lawn services**

- a) **DIY overseeding/fertilizing SPRING STARTUP**
- b) **Weed and feed May-June**
- c) **Overseed/fertilizer Fall**

**I. Basement remodel/workout room**

- 1. **Full commercial equipment**
- 2. **Access control system purchased and installed**
- 3. **Paint/setup**
- 4. **LED lights installed**
- 5. **Bathrooms**
  - a) **Mudded/drywall**
  - b) **Tile install**
  - c) **Paint/trim + doors**
- 6. **Basement door- switched out for a sturdier door**
- 7. **Fencing added 24th-28th of March**
- 8. **Drinking fountains**
  - a) **Water dispenser filter**
- 9. **Project is projected to stay under budgeted 10K**

**J. New trash can replaced broken**

**K. Qtrly social or email post**

**L. Pest control VOTED YES**

**M. Volunteer days**

- 1. **Trash pickup 03/29**
- 2. **Landscape cleanup day 04/12**

**V. 2025 Financial Report**

- A. **136/140 homes paid last year**
- B. **10 have not paid special assessment**
- C. **109/140 homes paid this year**
- D. **Liens will go out ASAP**

**VI. NEW BUSINESS**

**a. Concrete projects options**

- i. **Front entrance median**
- ii. **Rock removal**
- iii. **Clubhouse sidewalk repair**
- iv. **Mailbox Sidewalk addition**
  - 1. **11K total quotes VOTED YES**

**b. Sprinkler Middle island addition quote**

- i. **VOTED YES + remove trees**

## **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**

## **VII. NEXT MEETING DATE**

- A. Next Community Meeting/Board of Directors meeting - April 24th, May is 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 : 03/20/2025