



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