



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 36 - Board of Directors
Date: April 24th, 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 needs tightened and repair + pool balloons
- B. Signed pest control with Presto X
- C. A/C maintenance not signed yet due to freon being removed from package service **VOTED YES**
- D. Towing updates
- E. Future development
 - 1. 77 townhome lots to be developed
 - 2. Will all be used as rentals 2K+ monthly
- F. Sign at front entrance is ready for pickup
- G. Filed 2024 taxes
 - 1. If we carry over more than 10% we will need an accountant for next year
- H. Fencing for estimated install beginning April 29th
- I. Easter event was successful
- J. Weed & Feed purchases for HOA grounds
- K. Gym progress- bathroom needs completed.

1. Exterior window installation in possible fall season
2. May 12th for Board
3. June 1st for Public

L. Qtrly email update

M. Successful volunteer days

N. Sign up form for garage sales- needs to go out now

O. Air BNB more interest

V. 2025 Financial Report

- A. Lien was filed for non payment for 2024
- B. 10 no payment for special assessment
 1. David will be filing more liens soon
- C. Budget of 100800.00
 1. Collected 76280 so far
 2. 26300 will be coming in this year
- D. Adjustments to 2025 budget categories
 1. Sprinkler repairs/additions
- E. Big expenses from repair/enhancement budget
 1. Concrete/sprinklers/gym equipment + parts, street lights, access control system

F. Repair budget estimation continuation

1. VOTED YES



Financial Overview

- **2025 Budget:** \$100,800
- **Collected so far:** \$76,280
- **Expected income (rest of year):** ~\$26,300
- **Current account balances:**
 - Operating: \$2,600
 - Mowing: \$5,694
 - Savings: \$20,368

Liens & Collections

- Several homeowners were delinquent; liens filed or being prepared.
- Some partial payments received after notice of impending liens.



Budget Reallocation & Reserve Usage

- **Snow removal** went over budget (\$7,835 vs \$7,000).
- **Sprinkler repair** exceeded its \$3,000 budget due to unexpected damage.
- Proposal passed to **reallocate \$10,000 from reserves** to complete the following key repair projects:
 - Basement fencing: \$3,200
 - Landscaping (center island): \$1,000 (flowers, grasses, etc.)
 - Topsoil: \$500
 - Decorative rock: \$4,500

- Weed mat: \$200
- Equipment rental & misc: \$800
- Reserves after allocation: ~\$19,638

VI. NEW BUSINESS

- a. When gym goes public
 - i. Contract to sign HOA not responsible, only allowed one guest. No one under 18 unless occupied by an adult.
 - ii. No minimum age- but in contract has to take responsibility
 - iii. Offered to everyone- but will receive a bill if they have not paid their dues first
 - iv. Lost key fob charge \$25.00
- b. Center island median
 - i. Concrete and electrical for street lights
 - 1. Machine rental? VOTED YES
 - 2. Top soil?
- c. Probably will need to hire out administrative work for invoicing/paperwork
- d. Parkview Ave mailboxes relocation
- e. Rock selection for center island median
 - i. MISSOURI RAINBOW VOTED YES
 - ii. Add boulders

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. June-weather permitted
- d. 4th of july/neighborhood bbq
 - i.
- 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 - May 22nd at 7 pm

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 : 04/24/2025