



# 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