



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 37 - Board of Directors

Date: May 15th, 2025

I. CALL TO ORDER

- A. Board Member - Phillip Wills called the meeting to order at _8:15_ 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 _8:15_ P.M

IV. NEW BUSINESS

- i. Legal action for single family home requesting removal from HOA membership
 1. Member votes to change and make updates
 2. Need legal advice from lawyer
 - a. VOTES on call
 - i. Yes 7
 - ii. No 0
 - b. What option do we think is best following up with this
 - i. ChatGPT document draft for legal advice
 1. Listing out options to go over, pros/cons CCRs
 - ii. Sending out explanation to get legal representation to homeowner
 - iii. Let attorney give us her POV on legal advice to acknowledge council for AirBnB
 3. Duplexes/Townhomes CCRs
 - a. Certain stipulations will create issues within documentation

- i. Inclusions on these include painting/roofing/exterior maintenance
- ii. Will need to make changes over AirBnB issues, increase dues to cover it all
- iii. 75% of signatures needed
- iv. Architect committee would be needed/repairs on HOA
- v. Contact Brandon about townhomes/loop in lawyer over what he is wanting to do with AirBnBs with his properties
- vi. Send out request to duplex owners to come talk about what they are wanting to see happen with their CCRs

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

V. 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 : 05/15/2025