



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