



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 39 - Board of Directors
Date: June 26th, 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- regular monthly maintenance
- B. AC- Delta T fix
- C. Lawn mowing updates for common grounds
- D. Towing updates- fire lanes and handicap only
 - 1. Police have been helping the last couple of weeks
- E. Ordered new trash cans to replace broken ones
- F. Net for basketball backstop
- G. Quarterly update will go out soon
- H. Single family home owner sent info on cancelling the HOA
- I. Future development continued
 - 1. Road issues/concrete repairs will be needed from trucks
- J. Fencing completed for basement
- K. Weed and feed on HOA grounds
- L. Major issues still with parking in townhomes.

M. Lawyer updates

1. Single family homes
2. Splitting out- talk more 2026

N. Gym progress

1. Bathroom work left- could use new window that is broken
2. Contract is approved

O. Garage sale success

P. Ice Cream social

Q. Front island update

1. Missouri rainbow rock selected with decor boulders
2. Rock estimates
 - a) 2 orders?
3. 20 cubic yards top soil

R. Banners for future events

S. Mailboxes need to be moved from parkview to 103rd

T. Townhome area trees need trimmed

U. School bus pickup

1. Community policing?

V. Parking issues

1. Group home rentals

W. Private events- signage and cones

X. First aid kits for up and downstairs

Y. Gym updates

1. Hopeful open July 12th to public
2. Any volunteers for key cards/signups
3. Ernie to get all key cards programmed
4. Phil to finish up bathrooms/small equipment touchups

V. 2025 Financial Report

- A. Lien was filed for 2024 April. Certified mail
- B. 4 total no payment liens active
- C. 7 no payment for special assessment
- D. 8 no payment for 2025



Financial Overview

- **2025 Budget:** \$100,800
- **Collected so far:** \$11200
- **Expected income (rest of year):** ~\$24600
- **Current account balances:**
 - Operating: \$5246.89
 - Mowing: \$4876.50
 - Savings: \$15568.01

VI. NEW BUSINESS

- a. Parking issues increasing
- b. Neighborhood welcome packet for new owners along with send to current owners
- c. Clubhouse upstairs rental fee and security deposit increase or leave the same?
- d. Neighborhood BBQ August 9th 4-6PM
- e. Adult BYOB 21+ night
- f. Neighborhood movie night
- g. Project list 2025
 - i. Finish workout room
 - ii. Finish center island
 - iii. Move mailboxes
 - iv. Reseal clubhouse parking lot and stripe it
 - v. stain/seal all clubhouse railing
- h. Pool future- have to keep it?
 - i. 60-80K to fix
- i. HOA management quotes
 - i. More expensive due to rental neighborhood
- j. Lawyer- paperwork
 - i. Split boards by single/duplex/townhomes
 - ii. 75% to change paperwork
 - iii. Agreed on approach of townhomes first then duplexes
 - iv. Major cost unless we can do the framework by holding meetings with owners
- k. Townhomes
 - i. \$150 /mo 2008
- l. Duplexes
 - i. \$250 /mo 2008
- m. Would have to enforce everything under the CCRs
- n. Best option to legally protect us/provide different rates
- o. Common grounds budget- for non-split options- for split options
- p.

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.
- d. Neighborhood bbq
 - i. August 9th
- 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 - July 17th 7pm

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 : 06/26/2025