



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 40 - Board of Directors

Date: July 24th, 2025

I. CALL TO ORDER

- A. Board Member - _Phillip Wills called the meeting to order at _7:19_ 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- rain took over again, need re-tightened
- B. A/C Delta T fixed in basement
- C. Towing updates
 - 1. Fire lanes/handicap
 - a) Have to sign for each tow now
- D. Need to install new nets for basketball backstop- extending 20 ft each side
 - 1. Resurface court
- E. Children leaving trash around clubhouse- mainly basketball court and lot
- F. Fencing completed for basement/gym entrance
- G. Future development Ctd...
 - 1. Roads?
 - 2. Cannot talk to him directly- through lawyer only
 - 3. No feedback
 - 4. Lawyer is attempting face to face

- 5. Potholes from heavy machinery
 - H. Decided last meeting to restart on island
 - 1. Topsoil delivery- Basehor
 - a) Volunteers
 - (1) David
 - b) Rent mini skid steer
 - 2. Rocks- missouri rainbow
 - I. Still need to move mailboxes from Parkview to 103rd Terrace
 - 1. Volunteers? Door tags?
 - 2. Townhome area trees that are getting low in street
 - 3. School bus pickup
 - a) Community policing?
 - b) Contact bus line about construction roads- may be issue for pickup/dropoff
 - 4. AED grant for gym?
 - J. Gym updates
 - 1. Open this Saturday
 - a) Volunteer hours for signups/key cards
 - b) Ernie to get all key cards programmed
 - 2. Basement is 99% completed, small touch ups and small tasks
 - 3. Gym contract was approved last meeting
 - a) Required gym contract + family photo and proof of address & DL
 - 4. Announcement will go out
 - 5. Cost savings comparison
- V. 2025 Financial Report
- A. 7/140 non payments for 2025
 - B. 3 liens need filed for this year



Financial Overview

- 2025 Budget: \$100,800
 - Collected so far: \$11200
 - Expected income (rest of year): ~\$24600
 - Current account balances:
 - Operating: \$6009.33
 - Mowing: \$3229.97
 - Savings: \$15672.49
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VI. NEW BUSINESS

- a. Trash dumpsters
 - i. Moving from curbs?
- b. Curb repairs
 - i. Get quotes from same concrete company we have used
 - ii. Collect photos of curbs that need repairs

- c. **Parking issues increasing**
 - i. **Construction is moving cars from side roads to main roads**
 - ii. **Parkview has group homes with multiple workers cars**
- d. **Neighborhood welcome packet for new owners along with send to current owners**
 - i. **Current CCRs**
 - ii. **Rules docs**
 - iii. **Towing info**
 - iv. **Clubhouse Rental info**
 - v. **Workout room contract/info**
 - vi. **Website info**
 - vii. **Facebook group and email distribution**
- e. **Neighborhood BBQ**
 - i. **August 9th 4-6pm**
- f. **Update website and send quarterly updates**
- g. **Project list for 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 according to documents**
 - i. **Cover ripped due to heavy rain**
- i. **HOA Management quotes so far**
- j. **Contact lawyer this next week to see what conflict is with communication- 2026 planning**
- k.

2025 EVENTS:

- ~~a. End of school year ice cream social~~
 - ~~i. May 31st~~
- ~~b. Neighborhood wide garage sale~~
 - ~~i. May 15-17th~~
- c. **Neighborhood bbq**
 - i. **August 9th 4-6 pm**
- d. **Trunk or treat**
 - i. **October 25th**
- e. **Christmas party**
 - i. **December 13th**

VII. NEXT MEETING DATE

- A. Next Community Meeting/Board of Directors meeting- TBD
- B. Next Board of Directors meeting- TBD
- C. Duplex owners Meeting #1- August 21st 7 pm
- D. Single family owners Meeting #1- September TBD
- E. Townhome owners Meeting #1- September TBD

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 : 07/24/2025