



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

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