



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 42 - Board of Directors (Special Meeting)

Date: September 18th, 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
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IV. Old Business/Updates

- A. Overseeding and starter fertilizer down on all HOA grounds.
- B. Dues for next year discussion? - Decided to keep at \$800.00 per property
- C. Duplex Meeting is sent out for October 16th, 2025
- D. Mower is fixed and mowed front entrance areas again.
- E. October 25th trunk or treat and BBQ? - Decided against due to not enough volunteers/people too busy.
- F. Asphalt filled with the 70 gallons we had the front parking lot.
- G. Getting quotes from a company to do this. - Have quote. \$4,800.00 to have lot sealed and stripped
Board voted to go ahead with this. Cold sealing ourselves materials are roughly \$1,600 - \$2,000.00

V. NEW BUSINESS

- a. Chris Gripe- Centennial management company is on the video call**
 - i. Finance only \$5/mo property**
 - ii. Full service \$13/mo property**
 - 1. Start up fees equal to one month**
 - a. + late fees**
 - 2. Mailing**
 - a. Paper/postage charges- prefer emails**
 - 3. Bank accounts?**
 - a. South State bank usage, otherwise \$10 reconciliation fees. Works better with their accounting software- and no fees for using their bank.**
 - 4. Invoices for 2026?**
 - a. October- notice**
 - b. December-invoicing**
 - 5. Payment options**
 - a. Collections requirements**
 - i. CCR states Jan 1st payments due**
 - ii. Axela-delinquent 90 days+ receive collections through software**
 - 1. Will impact recipients credit, no charge to HOA**
 - 2. Preforclosure documentation on unpaid dues if far enough out will be provided**
 - iii. Direct deposit with dues payment to HOA bank account**
 - iv. All texts/calls/documentation is recorded with collections company for legal backup**

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/BBQ**
 - i. October 25th 4-6 pm**
- e. Christmas party**
 - i. December 13th**

VI. NEXT MEETING DATE

- A. Next Community Meeting/Board of Directors meeting- October 23rd
- B. Next Board of Directors meeting- TBD
- C. Duplex owners Meeting #1- October 16th
- 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 : 09/18/2025