



Crystal Ridge Residential Homes Association, Inc Board of Directors Meeting

Meeting # 42 - Board of Directors/Community
Date: November 13th, 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

- a. 9/22 duplex property owners were in attendance
 - i. Went really well, didn't think individual properties should be part of HOA maintenance.
 - ii. Was okay with the baby step approach still for repairs and enhancements.
- b. Basketball netting and basketball net completed - around 60 feet total for basketball goal.
- c. Snow removal- Freedom lawn care this year
 - i. Met with them and signed the contract for this snow season.
 - ii. Need to mark curbs and sidewalks with markers.
- d. Full service snow removal/lawn for next year
 - i. Going to get quotes for a company to do full service for us next year meaning they do lawn maintenance and snow removal.
- e. Centennial management for financial services only. \$5/month per property

- i. 5K startup fees, check sent
- f. Driveway curb quote
 - i. Someone is having issues with the curb being broken in front of the driveway. Getting quotes to get it fixed.
- g. Parking lot sealing and striping was complete - Cost \$4,850.00
- h. Bob is going to water seal the deck railing. - Thank you Bob!

V. Finances

- a. Main 7450.98
- b. Mowing 803.90
- c. Savings 10675.88
- A. Expenses coming out of the account
 - a. \$5,000 Centennial Management Startup Fee.
 - b. \$3,500 Estimated Legal Expenses.
- B. 9626.86 leftover in operating/savings

VI. NEW BUSINESS

- a. Board members through 2027
 - i. Ernestine Brown
 - ii. Shawntelle Smith
 - iii. Jeremy or Jennifer Chandler
 - iv. David Kempker
- b. Board members through 2028
 - i. Katrina Smith
 - ii. Sheree or Shawn Dotson
 - iii. Robert Holt
 - iv. Phillip or Emily Wills
 - v. Brandon Laughridge
- c. Board members positions/re-election tonight
 - i. Katya Makarenko - Re-elected for 3 more years
 - ii. Juan Tovar - Re-elected for 3 more years.
 - iii. 2 single family available still
 - iv. 2 townhomes available still
- d. Officer Elections for 2026
 - i. President - Phillip Wills
 - ii. Vice President - Ernestine Brown
 - iii. Treasurer - Sheree Dotson
 - iv. Secretary - Jeremy Chandler
 - 1. Going to looking into AI tools for Automatic Meeting Notes.
- e. Considering purchasing 1-2 Chromebooks/laptops for HOA meetings.
- f. Centennial management questions- only bi annual, annual payment option now
 - i. Changing Due Dates to January 1st, Late after 30 Days.
 - ii. Will do Yearly and Split Yearly Payments.

- iii. If we want to add monthly will be \$1 per property so \$217 extra a month x 12 = \$2,604.00
 - 1. The board didn't think it was worth it for only 5 property owners to have monthly option to spend that much more.
 - 2. Centennial is going to give grace the first few months on monthly due to them having to come up with split payment amount instead of \$80.00
- iv. Board okay with 11% Late Fee.
- g. 2026 Expense Budget - Went over the Expense Budget with the Board and they okayed it.
- h. Cost Saving Ideas for the budget
 - i. Motion sensor lights for bathrooms
- i. 10k left in reserves with 140 Properties for 2026 compared to 25k in 2025.
- j. 46 Possible additional Prieb properties for rent in January of 2026.
- k. 2026 Focused Project.
 - i. Roads, Curbs & Sidewalks.
 - ii. Pool Cover.
 - iii. Window pane replacements for clubhouse.
- l. Still need to schedule single family home meeting, townhome meeting
 - i. Single Family Home attorney advised to wait until after legal issues with Short Term Rental.
 - ii. Townhome, need to wait until we can discuss with Greg due to his majority ownership coming up.
- m. Christmas Party - Santa scheduled and announcements made and sent.
- n. Going to renew Farmers Insurance for 2026 if the price stays around the same.
- o. Short term rental amendment status update
 - i. Door to door attempt?
 - 1. David & Ernie go around and ask.
- p. 46 townhomes in development/77 in total
- q. Common grounds - Trying to figure out what the HOA needs to have mowed.

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. Christmas party
 - i. December 13th

V. NEXT MEETING DATE

- A. Next Board of Directors meeting- January 8th, 2026 at 7 P.M
- B. Board & Community Meeting - Monday February 9th, 7:30 P.M

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 : 11/13/2025