

Agenda for Crystal Park HOA Board

August 13, 2025

I. MEETING DETAILS

Date: 8/13/2025 Time: 7:00pm Location: Zoom

II. ATTENDEES. - The following persons were present: Shar, John, Patrick, Brian
The following persons were absent: N/A

III. CALL TO ORDER

A. Call to Order - the meeting was called to order at 7:05 PM . Seconded by John

B. Approval of Current Meeting Agenda -motion

IV. DISCUSSION ITEMS

- Patrick- Update on Finances -
 - General Update - Just shy of \$38,000 currently in checking.
 - Just under \$61,000 across 3 CDs.
 - Insurance payment of \$9,000 was just paid
 - Contract with Waste Management runs August-July
 - Increased by over 5%
 - Cashflow is ahead based on 2024
- John - Current pool Update
 - Hazard sign updated correctly? John will check with KC Clean to make sure we have the appropriate signage (and add "Employees Only" sign)
 - Update on 9pm pool checks, gate lock and after hours usage
 - Door latch/ door gate and green exit button discussion
 - What is the conclusion of this past month scheduled nightly checks?
 - We need to continue this through Labor Day
 - We'll have it checked this year so that we can have a plan to have it fixed before pool opening next year
 - Lighting issue and discussion about payment to KC Clean
 - Pool Closing - Been decided September 1st is the closing date.
 - KC Clean Contract -
 - They need to get there and clean before pool opens. John will remind him.
 - We can renew his contract for next year. We'll see how the pool closes out and discuss next month.
 - Pump switches need replaced. Will do after pool season.
 - Propose \$125 payable to Andy for fixing light switch in pool room
 - Passes unanimously.
 - Regulator needs changed. \$650. Can do before next season.
 - Probably need permit to do
 - We need to do an audit of everyone's key cards.
- Shar - Various
 - J&R Asphalt - No response on parking lines yet - will keep trying.
 - Fall Garage Sales - Weekend of Oct 3
 - Detention pond - Vote to work with Blot Engineering on Certification
 - Explanation of yearly and 3 year reports
 - Vote for \$900 for certification approved unanimously

- Cost to clean out detention pond in 2022 was \$2000.00
 - Monument Landscaping - Discussion about my conversation with Elements Sprinkler - Sprinkler locations
 - Just need to extend existing lines to monument signs.
 - Pool Loungers - refurbish old loungers? \$50-\$100 per chair
 - Will budget \$1,000 for refurbishing 10 chairs
 - Vote approved unanimously
 - Treefellas - tree trimming
- Brian - Resident responses
 - Ownership of sheds was reviewed and was accepted that we should approve them going forward. We will inquire on other neighborhoods to see if they've rewritten their bylaws on sheds.
 - Specific request for Buele's shed is unanimously approved.
- Any new Residents?
 - 53rd and Chateau soon? Richard and Rebecca Rodriguez

V. ACTION ITEMS - What Needs to be done?

- Shar - J&R Asphalt - get a date set up for parking lines
- John - Check hazmat sign and employees only sign
- Brian - Create calendar for gate check
- Shar - Look further into gate inspection
- John - Feedback from KC Clean on clean times and discussing "special fees"
- Brian - Notice for pool closing date
- Shar - Coordinate garage sale weekend
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VI. NEXT MEETING

- September 10 at 7:00pm

VII. ADJOURNMENT

Meeting minutes approved at 8:27 PM

Meeting adjourned at 8:27 PM

Submitted by: _____ Print Name: Brian Crawford

Approved by: _____ Print Name: Sharlayne Borders