

Quarterly Crossridge Preservation Association Board Meeting

January 20, 2026

Laura Dinning Home

The quarterly meeting of the board met at Laura Dinning's home on January 20, 2026. The meeting was called to order at 6:40. All but Rick McCubbin and Wayne Larson were present. The topic of the meeting was to discuss our attempt to put together a known HOA.

Benny made a motion to approve the October meeting minutes, was seconded by Lance and the motion passed.

There was discussion on some of the current violations in the neighborhood. It was shared by one of the board members that those will be grandfathered in.

A 3<sup>rd</sup> party management company from Murfreesboro, TN currently manages Springfield and Hunter's Crossing in Bowling Green is who we would hire to manage Crossridge Subdivision. They will charge 50-75% of what we bring in a year. They will also take care of collecting dues (\$3 per lot owner per month) and enforcing compliance (\$6 per lot owner per month). We'll have \$18,700 per year if we raise dues to \$100. They'll meet with us quarterly. They have twenty-seven years of experience. There would be a surplus of 10% built for catastrophic events.

Lance and/or Dan would break down the assessment with the manager and see how much we need to raise the annual dues. Inflation will determine how much to raise it in the future. They will also talk to the management company about whether or not real estate signs can be placed in the neighborhood.

Someone mentioned we will have to be insured.

The question was asked "are the islands common?"

Annual meeting is currently set for the 1<sup>st</sup> Thursday of May. Lance made a motion to make the annual meeting for the fourth Thursday of April. Seconded by Phoebe. The motion passed.

A motion was made by Benny for the fiscal year to be from May 1 until April 30. Lance seconded the motion and the motion passed.

Lance mentioned the document is titled “Crossridge Preservation HOA” and that “Inc.” is missing. He also reported that a medium-sized PO Box costs \$242.

Lance suggested looking at the restrictions area. Leaves, mailboxes, trashcans.

Rick made a motion to let Lance and Dan proceed with the process of making our HOA a true HOA with hiring of the property management company . Laura seconded. Motion passed.

Lance will submit the application for the Strategic Neighborhood Grant Fund (formerly known as the SNAP Grant) to Leyda Baker to get a grant to help pay legal fees to create a true HOA.

#### SPEEDING ON RIDGESIDE:

Lance suggested to pay a police officer to write tickets to speeders on Ridgeside. Ridgeside resident Mark Davis is organizing a meeting of Ridgeside residents to talk about this issue with the city. Rick will attend the meeting.

Dan made a motion to elect Courey Hunyh to fill a spot on the board and Laura seconded. The motion passed.

The next scheduled meeting is April 21

Benny made a motion to adjourn the meeting. Lance seconded the motion. The motion passed.

Respectfully submitted,

Julie Swack