

Chelsea Woods Association Board of Directors Meeting
Monday, October 21, 2024, 5:30 PM
Chelsea Woods Office
1505 Yuma Lane N

In Attendance:

Bonnie Johnson, President
Dena Sonbol, Vice President (via phone)
Jean Stanke, Treasurer
Becky Evenson, Secretary
Tom Navratil, Member at large - Architectural Chair - Absent
Roderick Hedner, Member at large - Environmental Chair - Absent
Judy Kramer, Business Administrator
Jesse Glassmann, CWA Property/Grounds Manager (via phone)

Homeowner Guests:

Lisa Berry, 1880 Black Oaks Lane N
Gayle Wilson, 16365 15th Ave N
Dave & Tracy Wilson 1608 Black Oaks Place N

Call to order: 5:30 PM by President Bonnie Johnson

Adoption of the agenda: Adopted by all board members in attendance.

Homeowner Forum:

Gayle Wilson had several concerns:

1. She was concerned about the options we may be considering for the tennis courts. *Board Response: We heard her concerns and are taking them into account.*
2. She wanted to know how many board seats are up for re-election. Board Response: *There are two positions open. Dena Sonbol's term is up this year, she is re-running. There is a second position which is currently vacant.*
3. When will the annual packets be sent out. *Board Response: They were sent via US Mail on October 25, 2024.*

Adoption of meeting minutes from last month: Adopted by all board members in attendance.

Committee Reports

Architectural (Tom N):

The request for approval for architectural changes have slowed. He is all caught up with the requests that have come in recently.

Finance (Jean):

We are running under budget. We renewed our insurance which increased about \$10,000 over last year. This will increase the budget for homeowners.

Chelsea Woods Association Statement of Financial Position As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
1001 · BMO Operating	179,515.46
1010 · BMO Money Market	193,059.31
1011 · BMO Certificate of Deposit	250,000.00
1071 · Bill.com Money In Clearing	692.00
1110 · Old National Investment	590,257.30
1115 · AAB CD-CDARS	120,680.29
Total Checking/Savings	1,334,204.36
Accounts Receivable	
1300 · Accounts Receivable	-7,660.20
Total Accounts Receivable	-7,660.20
Other Current Assets	
1200 · Undeposited Funds	-8,330.40
Total Other Current Assets	-8,330.40
Total Current Assets	1,318,213.76
TOTAL ASSETS	1,318,213.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Owner Refunds	3,000.00
2400 · Payroll Liabilities	0.09
Total Other Current Liabilities	3,000.09
Total Current Liabilities	3,000.09
Total Liabilities	3,000.09
Equity	
3000 · Replacement Reserves Equity	1,259,235.42
3130 · Unreserved Members Equity	50,567.42
32000 · Unrestricted Net Assets	-273,690.61
Net Income	279,101.44
Total Equity	1,315,213.67
TOTAL LIABILITIES & EQUITY	1,318,213.76

Environmental (Roderick):

We were happy with the treatment of the ponds this last year and may treat additional ponds next year. We will evaluate that in the spring.

Communications (Becky):

The newsletter went out. The next edition will come out in January. We are looking for volunteers to help remove Buckthorn, Garlic Mustard and other invasive species in our woods. Many of our trees are getting choked out and are dying from these plants. We've removed a significant amount but there is just too much for Jesse to handle by himself. It would cost a large amount of money to hire outside help and we are trying to keep costs down.

Social Activities & Community Involvement:

Chris Brown will be starting this soon.

Business Manager Report:

Brian, our bookkeeper, is out for an indefinite amount of time. We have a back-up bookkeeper who is also named Brian. Judy is helping the new bookkeeper get up to speed and is working through any issues or hiccups that have happened.

Grounds Manager Report:

This last month we wrapped up both the sealcoating and the painting projects. The only thing that is left for the painting project is the final walk-through inspection.

The irrigation system has been turned off and winterized. Jesse continues to remove Buckthorn as time allows. He has also started prepping the tennis courts for conversion to the new project. We'll need to put some type of road down to the courts to get equipment down there. He is researching to see if he needs a permit from the city to do so. He is also working on getting the lights back to a uniform bulbs.

The pools have been closed for the winter. There was a question as to how much of the leftover chemicals we have. Jesse will find out from Bob.

New Business

Renting of 1-2 Guest Parking Spaces:

The board discussed renting out a sub-set of some of the guest parking spots to those who need extra parking space. Several options for implementing them were discussed. We would need to take into consideration who would get a spot and how, how to label those who have permission to park, and how do we enforce it, etc. This conversation to be continued to get input from Tom and Roderick.

Bus Stops:

We are looking at things that we can do to add value to the neighborhood. One thing which was brought up was bus shelters. Becky worked with the school districts transportation Department to find out how many kids are utilizing the bus stops. She brought a diagram of a potential design for a shelter. She is thinking we could do two to start, placing them strategically based on input from the district. Continued to discuss further.

Trees:

Scott will be coming out to treat the trees that are due for treatment this year. Jessica Tucker had talked about organizing a buckthorn pulling campaign. Bonnie will call her and see what thoughts she has.

Outdoor maintenance:

We were looking at bringing the outdoor maintenance in house, however we signed up with Clearscape again. Therefore, this is currently not an urgent issue so we have put this on hold for now.

Contractor Evaluations:

Roderick finished a template for the evaluation of our contractors. Judy will get a copy for us to start using.

Next meeting: The next meeting is the Annual Homeowners meeting.

November 18th, 2024

5:30 (sign in)

Meeting 6:00 – 7:30 pm

Adjourned: 7:30pm