

Chelsea Woods Association Board of Directors Meeting
Monday, February 19, 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, Member at large
Tom Navratil, Member at large - Architectural Chair
Roderick Hedner, Member at large - Environmental Chair
Judy Kramer, Business Administrator
Absent - Molly Wier, Secretary

Homeowner Guests:

Barbara Slater, 1850 Archer Lane
Bambie Hermes, 1795 Black Oaks Lane

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

Introduction Judy Kramer, Business Administrator:

Judy Kramer was introduced as Chelsea Woods Business Administrator.

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

Adoption of meeting minutes from last month: There were no minutes produced for January 2025. Current members of the board who attended that meeting will try to recreate them.

Homeowner Forum:

Barb Slater 1850 Archer Lane N. Barbara said that she knows we are at work on updating the website and establishing protocols and wanted to be sure that we know she would like to see the minutes and budget posted on the website. Board's response: they will be posted soon. She asked about committees. There are no changes to Committee bodies, only the chairs have changed.

Bambi discussed possibly creating a welcoming committee for new members.

Chris Brown

Chris was an invited guest to discuss the possibility of using an emcee at Town Hall meetings. The Board will consider this proposal.

Committee Reports

Architectural (Tom N):

All architectural requests will be forwarded to Tom. The city has been doing a lot of work in the area. When they replace the handrail for the bridges, the city had proposed white. Tom will reach out to the city and will ask them to use some color that blends better.

Finance (Jean):

2:48 PM

03/14/24

Cash Basis

Chelsea Woods Association Statement of Financial Position As of February 29, 2024

	Feb 29, 24
ASSETS	
Current Assets	
Checking/Savings	
1001 · BMO Operating	112,656.76
1010 · BMO Money Market	177,710.59
1110 · Old National Investment	570,325.70
1115 · AAB CD-CDARS	250,365.59
Total Checking/Savings	1,111,058.64
Total Current Assets	1,111,058.64
TOTAL ASSETS	1,111,058.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Owner Refunds	3,000.00
2110 · Prepaid Assesments	22,249.05
Total Other Current Liabilities	25,249.05
Total Current Liabilities	25,249.05
Total Liabilities	25,249.05
Equity	
3000 · Replacement Reserves Equity	1,259,235.42
3130 · Unreserved Memembers Equity	50,567.42
32000 · Unrestricted Net Assets	-273,690.61
Net Income	49,697.36
Total Equity	1,085,809.59
TOTAL LIABILITIES & EQUITY	1,111,058.64

Environmental (Roderick):

All environmental issues will be sent to Roderick. Bonnie is going to hook Roderick up with Tom Bogaert so that he has a list of all open environmental projects.

Communications (Becky):

Robin Benik is working on a potential art fair. Becky will reach out to her to have her see if folks are interested in an art club as well.

Social Activities & Community Involvement:

There are many good ideas for social activities and community involvement. In the interest of time at this meeting, this has been put on hold for a future date.

Manager Report:

The website has been updated with a new phone number.

There will be more updates to the website coming as Judy gets further into her new position.

New Business**Contract with Republic Services:**

The board has unanimously approved contract with Republic Services for garbage removal.

FOB's vs Keys:

The Board voted unanimously to remove the FOB system from the pools and use keys going forward.

Review Paint cycle continuation 2024:

Tom is going to check to see if all decks need to be painted underneath or just the ones which were previously painted. Any repair work needs to be done by June 1st for the painters to begin their work.

Start process for lining up summer help:

An article will go in the newsletter regarding summer help. We likely will include this in any "update emails" we send to all homeowners.

Review tree removal bids:

The Board reviewed 4 bids for tree service contractors and decided on 2 companies that will do any tree work in Chelsea Woods. We will wait until after the city has finished their work and then reassess urgency.

Discuss possibly changing lighting fixtures:

The current light fixtures are peeling and are cost prohibitive to repaint. A homeowner has volunteered to gather and provide the data for this endeavor.

1. Continued Business – all continued to subsequent meeting(s)
 - a. Update - review of governing documents changes
 - b. Transfer of bank accounts, status? CD accounts remain-should we move them now or at maturity?
 - c. Architectural concerns
 - d. Vender Performance Reviews
 - e. Old tennis courts:
 - Also, evaluate conversion to dog park. Resurface basketball court, add playground.
 - f. In house landscaping: form a committee and start making a cost estimate – ongoing
 - g. Archivist: start with the boxes of old files in the garage – ongoing

Next board meeting: March 18th at 5:30 pm.

Adjourned: 7:30pm