

CWA Homeowners Board of Directors

Working Meeting Minutes

1505 Yuma Lane, Plymouth, MN 55447

5:30pm – 7:00 pm 9/15/25

In Attendance:

David Wilson, President - Architectural Chair
Becky Evenson, Secretary & Treasurer
Roderick Hedner, Member at large - Environmental Chair
Barb Drews, member at large
Jean Stanke, member at large
Jesse Glassmann, CWA Property/Grounds Manager
Jade Gardner CWA/Business Manager

Homeowner Guests:

Mary Brown-16395 15th Ave N
David Brown-16395 15th Ave N
Gayle Willson-16365 15th Ave N
Sally Edstrom-1755 Black Oaks Lane
Maura Howerton-16420 15th Ave N

Call to order

5:30 PM by Becky Evenson

Introduction of Jade

Intro of Jade- Jade introduces herself. New Business Manager

President Resignation: Discussed the resignation of Tom Navratil's. Board members can elect a replacement of current members to get through 2025.

- The board adopted a new president; unanimously voted yes in nomination and acceptance of Dave Wilson becoming the new president.
Members unanimously voted in Dave Wilson.

Adoption of the agenda

Adopted by all board members in attendance.

Approval of minutes-The minutes of the August 2025 Board of Directors meeting were unanimously approved.

Homeowner Forum:

- No need to submit notification prior if under 15min. Residents requested to move mtg to a larger location like the library instead of the office. Office will investigate new location after the annual mtg. We will resume the annual mtg at the library as usual.
- Mary Braun-Would like a line-item financial record of HOA-Board states they will try to get by end of next month.
- David Brown-Requested that the changes that are made are being made more transparent.
- Gale Willson- Spoke about the poor treatment of the board by members of the community.
- Sally Engstrom- Responded to Gale that she did not think that statement was fair to direct at all community members.
- Maura (did not state last name-Would like agendas to be sent out to the community [prior to the meeting. Board responded with they will do their best to do so.
- Board acknowledges concern regarding financial transparency. Dave(president) responded with the board will make a strong effort to disclose a financial report on the CWA website.
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Architectural-Dave

- Not much to report, we had a couple AC requests that have been approved.

Finance Becky:

- Total operating costs are over \$400k
- Reserves total over one million
- \$200 to \$250 thousand in CD's
- Profit loss comparison is \$10k up from 2024
- August income 66k and net is \$12,700

Environmental: Roderick

- Clearscape bid will be in Oct, also received bid from 4 other companies. Clearscape came in with the lowest bid.
- Lundseth was 50k more than Clearscape.
- Want to ensure we confirm where Clearscape will measure snowfall
- Roderick will work with Clearscape Manager Tyler to communicate complaints and feedback.

Manager Reports-Jade/Jesse/Becky

- Annual board mtg was voted on for the date of Nov 17th-all in favor unanimously.

- Any residents are welcomed to step up and become board members. We have seats open now.
- 4 residents are over 90 days past due. One that will be discussed at the executive session.
- Total past due is \$16,700.00
- Jesse- Will be working on replacing the light sensors on the garages of resident homes.
- The reduction meter was installed, and there will be savings of \$80 per week.
- October fall clean up-Pick ups on Monday and Thursdays for yard waste. City hours for Jesse to drop off are M-F 630am-230pm, closed Thanksgiving wknd.
- Pools have been winterized.
- Street repair-Would like to place new asphalt before winter, lowest bid is DMJ \$6574.00
- Trails-will look for patch work-Jesse getting a bid
- Suggested to use tree replacement funds towards street repair instead.
- Ashland will be out between Oct 6-10, they will be providing a daily rate.
- Took a vote on asphalt work and to use tree removal budget to cover street repair costs-motion unanimously approved.
- Buckthorn-If residents can help with this removal the HOA welcomes that help.

-New Business:

- Insurance renewal is due by 10/1/25. Breaking down to about \$45 per house.
- Insurance quote \$270k
- Quote came in \$10k more for property insurance, \$5k for crime, and workman's comp \$5k.
- Update-All board members unanimously voted on an insurance renewal by email.
- New signage- \$3000 to replace the street signs with composite board. Will be installed next spring.

Continued Business:

- Rowcal lawsuit has been closed.
- HOA will rewrite governing documents, will need to hire an attorney.
- Would like to try to complete first draft in a timely manner for all residents to be able to review.
- Hope to have on the November agenda but might be January or February.

Meeting adjourns- All were in favor at 6:45pm

Next meeting: October 20, 2025

