

Minutes of the Chelsea Woods Homeowners Board of Directors Meeting
May 19, 2025, 5:30
1505 Yuma Lane N, Plymouth, MN 55447

In Attendance:

Tom Navratil, President
Becky Evenson, Treasurer & Secretary
David Wilson, Member at large - Architectural Chair
Roderick Hedner, Member at large - Environmental Chair (Absent)
Barb Drews, member at large
Jean Stanke, Member at large
Jesse Glassmann, CWA Property/Grounds Manager
Judy Kramer, CWA/Business Manager

Homeowner Guests:

Carolyn Walden – 1845 Black Oaks Lane
Caryl Lewis – 16430 15th Ave N
Sue Hammond – 1820 Black Oaks Lane N
Lisa Berry – 1880 Black Oaks Lane N
Chris Brown – 1795 Black Oaks Lane N
Jill Jensen – 1850 Black Oaks Lane N
Fran McNamee – 16215 18th Ave N
Barbara Slater – 1815 Archer Lane N
Myrna Orensten – 1511 Black Oaks Place N
Curtis Zaun – MNSEIA

Call to order

5:30 PM by President Tom Navratil

Adoption of the agenda

Adopted by all board members in attendance.

Approval of Minutes

The minutes of the April 2025 Board of Directors meeting were approved. Please note: Dave Wilson did not agree to the terminology where we stated “demonstrations”.

Homeowner Forum:

Jill Jensen’s request to install solar panels was discussed. The board confirmed that the panels will be installed on the back of the house and will not be visible from the street. Tom indicated that he had spoken with the City of Plymouth, and it was their opinion that HOA’s cannot deny homeowners the right to install solar panels. An addendum will need to be made to the architectural guidelines. The board will inform Jill of their decision by May 23rd.

Board Transitions:

With the resignation of the President of the Board, Tom Navratil has moved into the role of President. Jean Stanke will be stepping down from the role of treasurer but will remain on the board as a member at large. Becky Evenson was approved as the new treasurer. She will also maintain her role as secretary. This was voted on and approved by the board.

There was a discussion about adding Chris Brown to the board, however, it was rejected because at this time, his name is not on the deed to the house he lives in here in Chelsea Woods. This item has been tabled for further discussion.

Rowcal continues to be an issue. We are waiting for a decision from the judge within 90 days. Rowcal would now like to reopen discovery. This was denied. There will be a meeting next week with the judge and the lawyers from both sides. The law states that each side must pay their own legal fees, both Rowcal and CWA will have to pay their own legal fees. For RowCal to get anything from us, they would have to file a separate legal action for malicious prosecution.

We have collected money from other lawsuits, and we have applied this money to the legal fees for the RowCal lawsuit. There will not be an assessment to the homeowners for the legal fees.

It was brought up that it would be nice to have a breakdown of how much the attorney fees are. This topic was tabled until we have accurate numbers to speak about.

Committee Reports

Architectural (Dave W.):

- 1737 Archer Court was approved for new exterior doors. Their neighbors will be submitting a request for the same doors, so they are matching.
- Tom would like a file kept of all approvals. Judy will add a signature line to the form.

Finance (Jean S.):

- We had a CD mature. Jean has requested a check be sent to the board in the amount of \$135,191.73. It will be deposited in our accounts at BMO Harris while we find a local bank to re-invest it in another CD. The interest rate was 3.95% and we believe we can do better than that.
- An extension for taxes was filed through Ed Barton, our CPA. We will not owe any money because we are a non-profit but it does need to get done.
- With the changes in board membership, the debit card has been cancelled, and Bonnie's name was removed from the bank accounts. As President, Tom will

- be on the accounts and possibly the treasurer. A new debit card will be ordered this week. Jean will be removed from all accounts as she is no longer treasurer.
- Dave acquired the minutes from 2023. Judy will post them.

Chelsea Woods Association
Statement of Financial Position
As of April 30, 2025

	<u>Apr 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · BMO Operating	196,254.70
1010 · BMO Money Market	187,994.30
1011 · BMO Certificate of Deposit	255,793.70
1071 · Bill.com Money In Clearing	17,804.00
1110 · Old National Investment	594,892.98
1115 · AAB CD-CDARS	120,680.29
Total Checking/Savings	1,373,419.97
Accounts Receivable	
1300 · Accounts Receivable	-19,856.85
Total Accounts Receivable	-19,856.85
Total Current Assets	1,353,563.12
TOTAL ASSETS	<u>1,353,563.12</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Owner Refunds	3,000.00
Total Other Current Liabilities	3,000.00
Total Current Liabilities	3,000.00
Total Liabilities	3,000.00
Equity	
3000 · Replacement Reserves Equity	1,259,235.42
3130 · Unreserved Members Equity	50,567.42
32000 · Unrestricted Net Assets	-64,409.52
Net Income	105,169.80
Total Equity	1,350,563.12
TOTAL LIABILITIES & EQUITY	<u>1,353,563.12</u>

Environmental (Roderick H.):

- Absent – nothing to report of significance.

Communications (Becky E.):

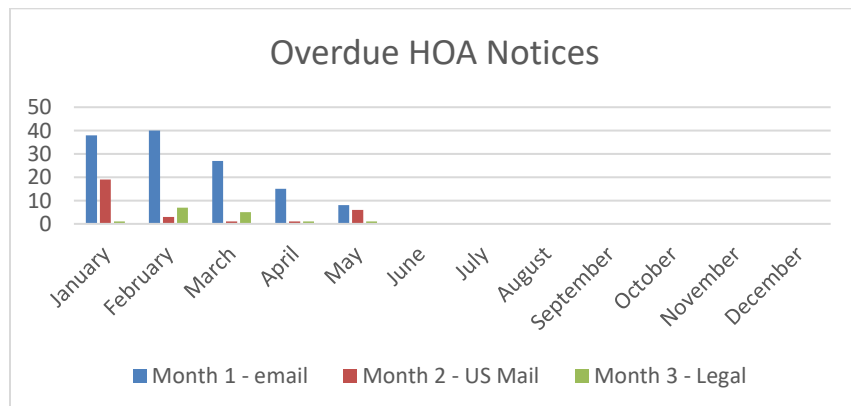
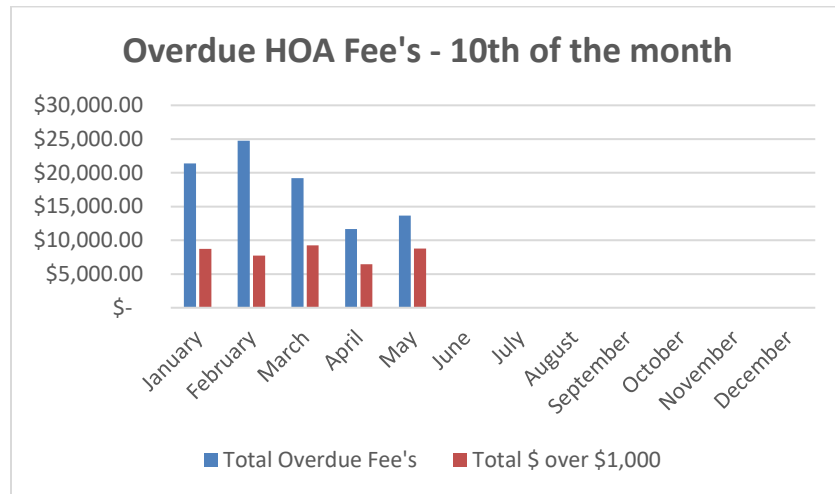
- Becky is waiting on input from so folks for the newsletter. It will go out when complete.

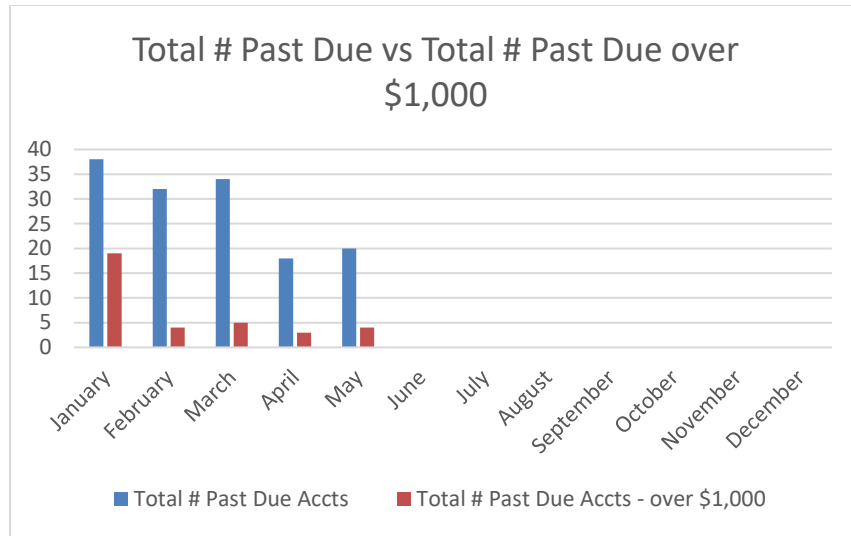
Social Activities and Community Involvement (Chris B.):

- Chris Brown will be leading an effort to plan community activities in the coming months. He's looking into a dog parade and pool party after the pools close but before they are cleaned for the season. Nothing has been approved yet, details are still being formulated.

Business Manager (Judy K.):

May Aging Summary





- There were 5 or 6 disclosure document packets for home sales put together this last month indicating more turnover in the summer months.

Property/Grounds Manager (Jesse G.):

- Jesse requested the city come out and patch up some potholes on the city streets. They have completed this work.
- He has also contacted 4 different street repair companies. To date, we have received two of the bids which were drastically different. We need to understand what is included in each of those estimates and determine which to use and what to repair based on budget. We also need to look at the repairing of the path to the tennis courts.
- There was discussion about whether it makes sense to continue to repair the curbs. Since they are made with asphalt, which isn't going to hold up to the snowplows, we don't think we should continue pouring money into fixing them, only to have them wrecked again.
- The city is responsible for the sign for Archer Lane that was pulled up by them.
- Jesse is also working on setting up a walk-through with Clearscape. It appears that they have subcontracted the work for Chelsea Woods. It appears that they are not clear where to provide services and where not to.
- Meridian Tree has been sold but the previous owner is still handling our account.
- A new dog station was installed where a tree knocked the old one down.
- Jesse has been busy getting the pools ready for the summer. The inspection by Hennepin County is next week. Jesse will be responsible for the pool Monday through Friday. We have been talking with Joe Swart about being responsible for weekends. Judy will work with him to get the necessary paperwork done for hiring.
- The power issue to the pool turned out to be an Xcel issue. They have put in a temporary fix in place, but will be back out to fix it permanently.

- New backboards have been installed on the basketball court.
- It was brought up that we need to start looking at the condition of the pool furniture as it is starting to show wear and tear.
- Jesse has also made many trips to the yard waste facility and will continue to do so throughout the summer.

New/Continued Business

- The retaining wall that was discussed at last month's meeting has been determined to be the responsibility of the homeowner.
- The bus shelter has been shelved until next year.
- Tree maintenance update: At this point we are dealing with only emergencies, which means we will only work on the trees if there is a danger to buildings or people. There are a few trees that Jesse needs to look at. We will look towards the end of the season and if there are any additional funds for tree removal at that time, then we'll use the rest of the money.
- The governing documents have been red-lined, and they are ready for review by the board. We are currently waiting for a comparison chart of the old documents vs. the new documents so the board can review them.

Meeting adjourned at 7:30 pm

Next meeting: TBD