

CWA Homeowners Board of Directors Meeting

Meeting Minutes

1505 Yuma Lane N, Plymouth, MN 55447

5:30pm – 7:00 pm 03/16/26

In Attendance:

Dave Wilson, President – Architectural Chair
Barb Drews, Vice President
Jean Stanke, Treasurer
Becky Evenson, Secretary & Treasurer
Jade Gardner, CWA/Business Manager

Homeowner Guests:

Fran McNsmee-16215 18th Ave N
Jim Gergory-1830 Archer Lane N

Call to Order

Agenda reviewed.
Addition: Lighting discussion added under New Business

Approval of Minutes

January minutes reviewed.
Motion: Approve January and February minutes.
Result: Approved unanimously.

Homeowner Forum

Question regarding vendor name (Vineland vs. Compass Management) – determined Chelsea Woods uses Vineland.

Architectural-Dave Wilson

One side walk repair request received

Finance-Becky Evenson

\$250,000 in operating cash; ~\$1.6M total assets
CD maturing soon – decision needed on reinvestment.
\$3,000 liability under review (likely from prior year; audit to clarify)
Overall financial position: **Stable**.

Manager Reports-Jade Gardner

60–90 days: ~\$22,348
120+ days: ~\$10,318

Environmental / Grounds

Minimal grounds issues reported after the winter.
Action items:
-Repair rock garden.
-Address turf damage from plowing.
-Schedule spring walkthrough with contractor Clearscape.
Planning neighborhood-wide landscaping refresh strategy

Property Management

Jesse on upcoming 2-week leave; Joe Bierman to provide weekly maintenance coverage.

New Business-Dave Wilson

Bookkeeping Services

Current service issues noted (timeliness, communication).

Research underway for new provider (QuickBooks online-compatible).

Action: Gather multiple proposals; Jade to assist with evaluation.

Timeline: Decision within ~1 month.

Tree Maintenance

Apple tree treatment proposal (~\$1,800) under review.

Comparing vendors for ash tree treatment (significant cost differences noted).

Plan:

- Provide homeowners option to opt-in/pay for treatments.
- Send communication with pricing options.

Continued Business- Dave Wilson

Lighting Replacement

30% of garage lights are nonfunctional in some areas.

Replacement of ~70 fixtures under consideration (reserve funds available).

Action: Research fixtures, costs, and electrician involvement.

Grounds & Long-Term Planning

Develop multi-year plan for:

- Tree removal/replacement
- Turf restoration
- Entrance improvements
- Consider phased neighborhood refresh approach.

Trails

Plan to replace deteriorating asphalt path with gravel surface (cost-saving interim solution).

Road Signage

Exploring transfer of signage responsibility to City of Plymouth.

Potential cost savings vs. replacing privately.

Awaiting city feedback.

Decision deferred to next meeting.

Governing Documents

Final listening session rescheduled.

Next steps:

- Board workshop
- Attorney revisions
- Community vote

Audit

2023 records incomplete; 2024+ improved.

Preparing files for CPA (McMullen).

Future years expected to be streamlined.

Pool Maintenance

Small pool heater replacement (~\$8,000) under consideration.

Potential larger rehab needed (leak/piping concerns).

Priority:

- Complete upgrades to main pool first (furniture, landscaping, fencing).

Pool Furniture

New vinyl furniture options under review.

Costco pricing vs vendor pricing being compared.

Decision expected next meeting.

Pond Maintenance

Proposal received for seasonal treatments.

Decision deferred pending comparison with prior-year costs..

Adjournment at 6:30pm