

CWA Board of Directors
Working Session Meeting Minutes
Tuesday October 24, 2023 – 9:00 am CDT

1. Meeting called to order at 9:08
2. Attending: Barb, Bonnie, Dena, Marjorie, Sally, Tom
3. Annual Meeting
 - Bonnie submitted changes to the packet, Compass to print and send out.
 - Reviewed the agenda. So far, 2022 Annual Meeting Minutes are not available.
 - Proxy document looks good.
 - Meeting package will be sent out well before the 15 day deadline.
4. Painting Contract Additions
 - Met with Nick from Roell Painting to discuss the add ons for painting the foundations, chimney stacks and under deck surfaces and came to an agreement based on the original quotes. CWA share to be paid: Foundations 40%; Chimney stacks 100%; Under deck surfaces: 80%. The foundation quote was the largest portion.
 - Waiting on the updated additional quotes. The negotiation was based on inconsistencies in the original contract. Showed Roell the contrast between the nice looking painted siding and bad looking unpainted foundations, would reflect bad on Roell.
 - Any work to be done will have to be part of the 2024 paint cycle.
 - 45 owners never responded to the letters sent out. Some already have fixed the issues, we don't know who or how many are fixed. Other owners may be waiting for CWA to take care of it as stated in the letter. A third category is ignoring the issue.
Agreement to have Roell which properties still need to be fixed as part of their final inspection. Note that Roell has marked properties that they need to still fix with blue tape. Note that the CWA BOD has a fiduciary responsibility to enforce these repairs.
5. Review of Governing Documents
 - At this point too late to include in the 2023 annual meeting agenda.
 - Most pressing issue is adding restrictions for rentals. For it to apply to current properties on sale it needs to be changed before closing.
 - Plan a special meeting for January or February of 2024.
 - A lot of the changes will require a notice to the first mortgagees.
 - The vote can be structured to have multiple items with separate votes.
 - The notice of the vote needs to be sent out 60 days prior to the vote. To pass, a 67% approval is required. Non responses are similar to a proxy given to the board and can be counted as a yes vote.
 - The previously proposed changes were not well explained, some of the proposed changes were wrong and the process was not transparent.
 - The new changes to be transparent, documented with a red line and include the reason why.
6. Architectural Committee - Marjorie
 - 1633 Black Oaks Pl.: ground level deck is wood, request approval to replace with gravel. No concern that it will travel as the area is fully under the deck above it. Agreed to go ahead.

- Concern brought up: second attempt at a car break in. CWA is not a municipality, addressing this specifically can put too much responsibility on CWA. Add a generic note about safety in the newsletter and include links to the Plymouth website and other helpful resources.
- Converting to large tennis court area to gardens is on the list of ongoing agenda items. Bonnie met Linda from the County Extension office. Bob Edstrom as a master gardener is a possible resource. Sally to send the contact info to Bonnie.

7. Environmental Committee

Submitted a proposed budget for 2024, to be discussed in a separate meeting with Sally, Bonnie, Jean and Tom.

8. Meeting adjourned at 11:03 am CDT