

CWA Board of Directors
General Membership Meeting Minutes
Tuesday, July 11, 2023, 5:00pm CDT
CWA Office – 1505 Yuma Lane, Plymouth MN

1. Meeting was called to order at 5:02 PM on July 11, 2023
2. Attended by Bonnie, Jean, Tom, Dena.
Ben Kieffer and Shelby Tull from Compass Mgmt. Attended as guests.
Andrea Swanson, Mike Wilson, Gail Wilson, Annie Arnold, Lisa Berry, Caryl Lewis, Dan Matter, Erin Matter, Heide Smock and more attended through completion of item 5 of the agenda.
3. The meeting agenda was approved.
4. Homeowner Forum (*BOD or Compass responses & notes in italic*), see addendum for Request to Speak forms:
 - a. Andrea Swanson: been living in CW for 5 years. Trying to get the repairs done before painting. The proposal is not cost effective and with too short of a notice. Requests that her house not be apinted this summer.
 - b. Mike Wilson: Why this short notice, estimates are not correct. E.g. garage siding sheets do not exist anymore so requires all siding to be replaced. Kodiak Gray is an obsolete color, so color needs to be changed, who pays? *BOD note: the actual color name is Kodiak and not obsolete.*
Time constraints don't allow line up of another contractor than Roell. Why was there not a public forum, or publicly posted.
 - c. Arnie Arnold: CW needs a dog policy, noise is bothersome when working from home.
Can anything be done about security lights shining into windows.
When will the potholes on CW streets be fixed.
The status of the ponds is pretty bad right now.
 - d. Lisa Berry: Last town hall discussed treatment of the ponds, nothing so far.
Working with Compass to get some of the ponds treated.
Lots of weeds at the large pool.
Needs a side panel replaced on the garage, what if not available?
 - e. Caryl Lewis: Will the painting deplete the reserves? *No, cost is \$407,000.*
Minutes should be available on the portal. *Will be available this week.*
Would like minutes mailed out.
 - f. Erin Matter: Painting letter shows \$3000list of repairs including rotten garage siding.
Show where these rotten boards are.
 - g. Heide Smock: Repair quote is a \$ shock.
 - h. Gail Wilson: Cancel Roell repairs, at least one other homeowner joined, name not recorded.
 - i. General: The provided repair lists lack detail. What with panels on shared or party walls?
 - j. Bonnie: *Painting will start in a couple of weeks, CW is setup in groups.*
Roell estimates were done 2 years ago, updated this year @ no charge.
Some fixes that were completed likely not deleted.
5. Approve minutes of previous meeting: minutes approved without comments.

6. Manager Report – Ben Kieffer

- a. Paint project repairs: so far 10 have accepted the quotes from Roell, 37 will not use Roell.
- b. Stairs at 18 Ave., received two quotes: Outdoor Design Group \$9,940 and Northstar \$11,373.
Motion to move forward with quote from Outdoor Design Group. Motion carried.

c. Financial:	Total Cash Assets:	\$1,410,508
	Operating:	\$149,083
	Reserve:	\$1,261,425
	· ABB Reserve Accounts	\$96,641
	· AAB ICS	\$344,125
	· Old National Accounts	\$570,294
	· ABB Reserve (CDARS)	\$250,366

Jan - June 2023 reserve transfer of \$96,326 made in July. All bank assets are FDIC insured.

- d. Site Inspection: Have parking signs, place at 2 designated parking locations.
- e. Republic bill: \$30 extra charge, called and charge was credited.
- f. Rowcal switched Excel back to paperless billing. How to remove control from Rowcal?

7. Committee reports – Updates

- a. Architectural:
Mainly focused on the painting project. To provide reference to the Rules and Regulations regarding window colors. Architectural Committee meeting tomorrow. Paint colors: confusion with names.
- b. Legal – Executive session
- c. Financial: Better report to be mailed out. Decide out which accounts Roell will be paid from.
- d. Environmental:
Update: ash trees along 18th and Yuma on the city street easement treated for EAB with the exception of 1. That tree will be removed in early fall by the City.
Noticed a dog on the tennis court: send out a reminder.
Summer help: David N. hired, message sent to David A. These more mature candidates require less supervision.
- e. Communications:
Newsletter to go out this week: try to keep the connect lighter. Not to compete with other business communications.
Townhall meeting proposed by Bonnie and OK'd by all, no vote. To be published in the newsletter.
- f. Social activities: Night to unite on Aug 1., not organized by the CW BOD.

8. New Business

- a. Painting update.
 - What to do with home owners who refuse to or did not do the required repairs. Option is to paint anyway and required the repairs to be done afterwards. Other option is to allow a 1 year delay, the extra cost to be paid by the owner.
Per the letter Roell is the default contractor. The repair deadline is August 18.
 - Hail siding damage is covered by the CWA insurance policy.
- b. CW Inventory: discussed with Bob B. .
- c. Maintenance of the medians: The townhome medians are the property of the respective owners. Per the Rules & Regulations, the owner has the responsibility to maintain this property, CWA may as a courtesy take on the maintenance of these medians. With the current financial situation, decision to

have the homeowners be responsible.

9. Continued Business

- a. Update on trash service: Dena is working on this.
- b. 2023 budget – deliver to homeowners: Jean to put on the portal.
- c. Contract bidding: no response from current insurer, Bonnie asked for referrals.

10. Executive session:

(See executive session minutes)

11. Establish date & time of next meetings

- a. BOD work session August 15, 2023 at 4:00-5:00 PM, prior to Town Hall Meeting, 5:30-7:00PM.
Ridgedale Library – Rohlf Room

12. Adjournment

Meeting adjourned at 7:30 PM.

Addendum
Request to be recognized or speak forms submitted

Chelsea Woods Association Membership

~~Town Hall Meeting~~

~~April 18, 2023~~

7/11/2023

Request to be recognized to speak

Name: Andrea Swanson

Address: 16120 16th Ave N.

Briefly describe the subject you wish to bring before the board:

- Up coming repairs & painting

Chelsea Woods Association Membership

~~Town Hall Meeting~~

~~April 18, 2023~~

7/11/2023

Request to be recognized to speak

Name: Mike Wilson

Address: 1805 Black Oaks LN N.

Briefly describe the subject you wish to bring before the board:

Painting

Chelsea Woods Association Membership

~~Town Hall Meeting~~

~~April 18, 2023~~

7/11/2023

Request to be recognized to speak

Name: Carol Lewis

Address: 16430 15th Ave N.

Briefly describe the subject you wish to bring before the board:

Ponds being treated?
When will painting begin
Will painting all the townhomes deplete
our reserve?

Chelsea Woods Association Membership

~~Town Hall Meeting~~

~~April 18, 2023~~

7/11/2023

Request to be recognized to speak

Name: Annie Arnold

Address: 1607 Black Oaks PL N.

Briefly describe the subject you wish to bring before the board:

dog barking
security lights
potholes/cracks
ponds

Chelsea Woods Association Membership

~~Town Hall Meeting~~

~~April 18, 2023~~

7/11/2023

Request to be recognized to speak

Name: Lisa Berry

Address: _____

Briefly describe the subject you wish to bring before the board:

Last town hall meeting - ponds were going to
be treated
Garden at Large Pool

I am in Chelsea Woods and I received the documents a week and half ago in regards to the upcoming repairs and painting. I am very frustrated with this process and do not approve of Roell doing any repairs on my property regardless of the timeline. I had a contractor come and review the repair list along with the quoted prices, some of which are unnecessary and all are overpriced. I would like to know who did the original evaluation and speak with that person about the items on the list as well as the cost.

There is no way a contractor can be hired and do the work on such short notice. If this work needed to be done and it has been known for two years, this information should have been given to me two years ago so I could properly vet a contractor and get the work done.

I am more than willing to pay a fair and reasonable price for work that needs to be done on my home. There is a line item to replace a nail for \$43.50. That alone makes me suspicious about the other repairs. Therefore, I am requesting that my home not be painted this summer because I am hiring someone whom I trust to get the work done well and for a reasonable cost which cannot be done on such short notice.

Andrea E. Swanson
16120 16th Ave. N.

763-258-3608