

Chelsea Woods Association Board of Directors Meeting
Monday, September 16, 2024, 5:30 PM
Chelsea Woods Office
1505 Yuma Lane N

In Attendance:

Bonnie Johnson, President
Dena Sonbol, Vice President (via phone)
Jean Stanke, Treasurer
Becky Evenson, Secretary
Tom Navratil, Member at large - Architectural Chair
Roderick Hedner, Member at large - Environmental Chair
Judy Kramer, Business Administrator
Jesse Glassmann, CWA Property/Grounds Manager

Homeowner Guests:

Carolyn Waldon, 1845 Black Oaks Lane
Marjorie Larsen, 1840 Black Oaks Lane N

Call to order: 5:30 PM by President Bonnie Johnson

Adoption of the agenda: Adopted by all board members in attendance.

Homeowner Forum:

Carolyn Waldon would like to know when the curbs will be fixed. *Board Response: The curbs will not be fixed this year. The asphalt curbs that we have are not the correct material. If we replace them with the same material, the snowplows will just come and scrape them away again. It will be very expensive to repair them with the proper material. This will be a future project.*

Marjorie Larson wanted to see the 2024 budget. *Board Response: This was sent out at the beginning of the year. We will provide her with another copy.*

Adoption of meeting minutes from last month: Adopted by all board members in attendance.

Committee Reports

Architectural (Tom N):

The request for approval for architectural changes have slowed down. He has not received any in the last month or so.

Tom finally got the city to pave the trail in the area where the city was doing work. A notice of completion will be put in the newsletter.

Finance (Jean):

All categories are within budgeted allowances. The master insurance policy is up for renewal on Oct. 1, 2024, and we expect an increase as insurance worldwide has increased over last year.

4:05 PM

09/12/24

Cash Basis

Chelsea Woods Association Statement of Financial Position As of August 31, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1001 · BMO Operating	143,943.82
1010 · BMO Money Market	184,275.99
1011 · BMO Certificate of Deposit	250,000.00
1071 · Bill.com Money In Clearing	20,443.00
1110 · Old National Investment	583,566.53
1115 · AAB CD-CDARS	120,680.29
Total Checking/Savings	1,302,909.63
Total Current Assets	1,302,909.63
TOTAL ASSETS	1,302,909.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Owner Refunds	3,000.00
2110 · Prepaid Assessments	27,378.00
2400 · Payroll Liabilities	0.09
Total Other Current Liabilities	30,378.09
Total Current Liabilities	30,378.09
Total Liabilities	30,378.09
Equity	
3000 · Replacement Reserves Equity	1,259,235.42
3130 · Unreserved Memebers Equity	50,567.42
32000 · Unrestricted Net Assets	-273,690.61
Net Income	236,419.31
Total Equity	1,272,531.54
TOTAL LIABILITIES & EQUITY	1,302,909.63

Environmental (Roderick):

Roderick presented a vendor form that we can use for reviewing our vendors on a regular basis. This will enable us to keep track of vendor performance all year long.

The last pond treatment was just completed. Currently, they only treat three ponds. We will look at expanding it to the other ponds next year.

Communications (Becky):

Becky is targeting to have a newsletter out at the beginning of October. The deadline for submission is 9/26/24. Some topics for the newsletter may include an article on garlic mustard, Buckthorn and possibly other noxious weeds. There may be plants that we can plant which will create rapid shade cover which could suppress new buckthorn growth. Jesse is still researching the topic.

Social Activities & Community Involvement:

Chris Brown will be starting this soon.

Business Manager Report:**Seal Coating:**

Sealcoating is nearing completion. Overall, the project went well, and the whole of Chelsea Woods looks great and refreshed!

Insurance:

Our insurance is up 10/1. Judy and Bonnie have been working to get additional quotes from other carriers. Many of the insurance agencies don't want to insure an HOA this big (over 50 million) or an HOA with more than 100 doors. Also, our buildings are challenging for insurance carriers because they are older than what the insurance companies like to take on. Also, we learned that insurance agents are well connected. Some of them just referred us back to our current insurance carrier. Insurance premiums have increased significantly (600% according to one agent) over the last 2-3 years due to all the natural disasters across the county.

Annual Meeting:

Judy has started to work on the annual meeting which will be held November 18th, 2024, at the Ridgedale Library.

Scheduling Calendar:

Judy is also working on a generic scheduling calendar for future years so that we are getting all the projects done regularly and in a timely fashion

Grounds Manager Report:

Painters:

Jesse received additional bids from painters to finish our painting project. All have come out higher than the bid we currently have from Roell. Therefore, Roell will be finishing the painting project in the next few weeks.

Grounds Maintenance Package:

Jesse is also looking for a replacement for Clearscape. He has not found anyone else whose bid comes in under Clearscape's, so we will continue with Clearscape under the same contract as last year.

Curb Damage:

There was a discussion about the damage to the curbs. Jesse will research potential solutions.

Paths:

Jesse has done some weeding and laid down some wood chips on a few of the various walkways around the community. He will continue doing this as time allows.

Sealcoating:

We used Sealcoating Plus to seal coat the driveways. The owner was out there directing the workers himself and did a great job.

Irrigation:

We contracted Gron irrigation to test the whole system. They pointed out everything that needed to be fixed and/or replaced. Gron has worked at Chelsea Woods in the past, and was able to provide CWA with a map of the irrigation system.

Tennis Courts:

Jesse has cleared the buckthorn and other ground cover behind the office so we can create direct access to the old tennis courts. Besides a dog park, the board is also considering the feasibility of converting that area into a storage area.

New Business

Paint cycle:

Every house was painted last year except for 4, who received extensions. We have received several bids to complete the remaining houses as well as touch up a few others and have decided to continue to use Roell as they were the least expensive.

Renting of 1-2 Guest Parking Spaces:

The board discussed renting out a sub-set of some of the guest parking spots. Conversation to be continued.

Chelsea Wood Facebook Presence:

Continued.

Bus shelter

Becky had a suggestion to build bus shelters for the kids who ride the bus. More investigation needs to be done into things such as cost, maintenance, cooperation with the transportation company. Continued.

Next board meeting: October 21st at 5:30 pm.

Adjourned: 7:30pm