

CWA Homeowners Board of Directors

Working Meeting Minutes

1505 Yuma Lane, Plymouth, MN 55447

5:30pm – 7:00 pm 10/20/25

In Attendance:

David Wilson, President - Architectural Chair
Becky Evenson, Secretary & Treasurer
Roderick Hedner, Member at large - Environmental Chair
Barb Drews, member at large
Jean Stanke, member at large
Jesse Glassmann, CWA Property/Grounds Manager
Jade Gardner CWA/Business Manager

Homeowner Guests:

Mary Brown-16395 15th Ave N
Sue Hammond-1820 Black Oaks Lane N.
Carolyn N. -1820 Black Oaks Lane N.
Fran M – 16215 18th Ave N.
Lisa Berry- 1880 Black Oaks Lane N.
Barbara Slater- 18750 Archer Lane N.
James Gregeny- 1830 Archer Lane N.
Randy Grapheuteen- 16205 15th Ave N.
Bradley Mash- 1820 Comstock Lane N.

Call to order

5:30 PM by Dave Wilson

Tree/Grounds maintenance: Vineland came to speak about work needed on the property.

- 80 trees were removed (cost was less than \$300 per tree)
- Will continue the work after the ground freezes
- Will do another walk of the property with Jesse and Board member and prioritize tree removal and get a ballpark # of how much need to be removed.
- Tree health is measured by the health of the internal tree and the aesthetics.
- Ash trees need to be removed, and the box elder trees will probably be due to be removed or treated within 3 years.
- Will wait for pond to freeze before any removal in that area.
- City has marked some trees for removal that they will be responsible for remove.
- Vineland will use whatever they can to speed up the work and has the time this winter to address.
- Removal is based on aesthetic and if the tree is a potential danger.
- If more than 20% of a tree is infected, then an injection will not work most likely.
- Most trees don't make sense to treat and should be removed.

- Update-Grounds walk was completed by Vineland, Jesse, Barb, and Dave and tree removal was included in the budget.

Adoption of the agenda

Adopted by all board members in attendance.

Approval of minutes-The minutes of the September 2025 Board of Directors meeting were unanimously approved.

Homeowner Forum:

- Lisa Berry- Tree's removal cost sharing, we had a study 3 years ago, DNR came in walked the property. 10-year plan by section and reforestation-DNR will do the work with the board. Board will investigate to continue this work.
- Jim -Fiber optics work and what is going on? HOA explained we have no contact. We are only provided with information on restoration.
- Barb Slater- Stated, she called the city about utility work and received no response. Would like to have a budget audit of the books. Would like to suggest one every 3 years. Dave will work on an audit. Barb also asked about rental requirements and how we track. Advised Judy would look if mailing address were different, advised to contact the city for actual number.
- Randy G- Asking about the grass treatment and if the pre-emergent has been done by now. Roderick advised that he will be working more closely with Clearscape this year to ensure better service. Jesse will aerate the soil.
- Bradley Nash- Questioned about a tree between properties and who is responsible for it. Advised that the property line determines the responsibility.
- Fran- Would like to suggest a stop to all rentals. Board advised that it will be considered when new bylaws are written.

Architectural-Dave

- Not much to report.

Finance Becky:

- Total cash \$213k
- Reserves total over one million
- Total assets \$1,553,000.00
- Dave and Becky went to the bank-moved some funds to a new CD.
- Chelsea Woods has 2 CD's at BMO bank, half million, 9-month CD, 3% interest.
- Chelsea Woods has 1 CD at Old National Bank, 3.7% interest
- Looking into more long-term CD's, either 1yr or 3yr, 250k in investment now
- \$99k in money market account.

Environmental: Roderick

- Clearscape agreement has been approved, received bids from other companies Clearscape still came in significantly less.
- Tree removal project

Social Activities and Community Involvement- Nothing to report.

-New Business:

- Irrigation project-Motion to approve-all in favor-unanimously approved-added only a few rain sensors last year, if all were added we would have had savings with all the rain.
- Roderick has been working closely with Clearscape due to last years issues and that Clearscape was subcontracting making it hard for consistency with landscaping work.
- Roderick added a trigger with snow with Clearscape
- Closer to the time Jade will send an email to all residents that if they get damage due to snow removal immediately report so we can address Clearscape.

Manager Reports-Jade/Jesse/Becky

- 2026 budget is good to go (Becky)
- Seal Coat- still waiting on a bid (Jesse)
- New board will investigate doing a reserve study.
- Will send packets with budget prior to Nov mtg.
- Dues will most likely increase to around \$372.00 per month in 2026, this info will be in the packet sent once voted upon.
- **Property updates-** we will investigate DNR federal funding.
- DMJ asphalt repairs start the week on 10/20/25
- Do not have a date when Clearscape is doing a fall cleanup.
- Vineland came and did 4 days, 80 trees for 23k, will do another 4 day week for \$25-30k
- Vineland will need to wait to come back when the ground freezes.
- **Governing Documents-** board is working on redlining, this is in the budget, hoping to get to homeowners Dec or Jan.
- Annual mtg 11/17/25 at 5:30pm Ridegedale Library
- Packets being mailed-letter, proxy, financials, budget, board candidate sheet.

Meeting adjourns- All were in favor at 6:31pm

Next meeting: November 17, 2025