

**CWA Board of Directors Meeting
Monday, January 8, 2024, 4:30 pm
Chelsea Woods Office
1505 Yuma Lane N**

Attendance:

Bonnie Johnson, President
Dena Sonbol, Vice President
Jean Stanke, Treasurer
Becky Evenson, Member at large
Tom Navratil, Member at large, Architectural Chair
Roderick Hedner, Member at large, Environmental Chair
Molly Wier, Secretary

Homeowner Guests:

Sonya Overmeyer, 1605 Yuma Lane N
Sally Edstrom, 1755 Black Oaks Lane N

Guests:

Scott Gilbertson, Meridian Tree

Call to order: 4:30 pm

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

Adoption of meeting minutes from last month: No meeting in November, minutes for December work session approved via email.

Homeowner Forum

Sonya Overmeyer and Sally Edstrom each spoke on concerns about rental properties. Board response: This has been asked and answered in the past. Currently, CW attorneys are at work on this in our governing documents. We will update as soon as we are able to.

Scott Gilbertson:

Scott gave an update on Emerald Ash Borer (EAB) in Chelsea Woods. He discussed the need to remove trees that are showing visible signs of EAB and that are near a path that could be dangerous to people walking in the area. Also briefly discussed the ongoing issues that still need to be addressed. We will work on a long-term plan to “clean up” the woods.

Committee reports

Architectural: Elected Tom Navratil as Chair

Environmental: Elected Roderick Hedner as Chair

Communication: Becky/Bonnie to produce/publish Trails in January

Finance: We are working on getting the new accounting system set up so we can run the necessary reports.

Chelsea Woods Association

Balance Sheet For 12/31/2023

Cash Operating		
AAB Operating Account - 6274	(\$6,050.23)	
Total Cash Operating		(\$6,050.23)
Cash Reserves		
AAB Reserve Account - 7907	\$20,875.13	
Old National Investment Account	\$570,325.70	
AAB CD - CDARS	\$250,365.59	
AAB ICS Reserves (FDIC Insured)	\$144,579.26	
CDARS Reserves	\$4,828.29	
Total Cash Reserves		\$990,973.97
	Total Assets	\$984,923.74
Liabilities		
Owner Refunds	\$3,000.00	
Total Liabilities		\$3,000.00
Equity		
Replacement Reserves Equity	\$1,259,235.42	
Unreserved Members Equity	\$50,567.42	
Net Income	(\$327,879.10)	
Total Equity		\$981,923.74
	Total Liabilities / Equity	\$984,923.74

New Business

Banking: We have opened an account at BMO Bank

Development of Business Administration Role: We are ready to create a job description. Bonnie has been talking to potential candidates. We need someone with Business Acumen, Digital literacy, etc.

Emergency number: It was discussed and decided that we do not need an “emergency” number.

Architectural Concerns: Dena will follow up.

Trash: Review/Approve new contract with Republic Services – to be done via email before Jan. 15.

Old Tennis Courts:

- Jill Jensen developing plan to present to board re: converting to community garden with raised beds. Support options from the county extension office and master gardeners to be explored.
- Also, evaluate conversion to dog park. Resurface the basketball court, add playground.

Landscaping: Form a committee and start making a cost estimate – ongoing.

Archivist: Start with the boxes of old files in the garage – ongoing

Next meeting: February 19, 2024, 5:30pm

Adjournment: 7:00pm