

Chelsea Woods Association Board of Directors Meeting
Monday, March 18th, 5:30 PM
Chelsea Woods Office
1505 Yuma Lane N

In Attendance:

Bonnie Johnson, President
Tom Navratil, Member at large - Architectural Chair
Becky Evenson, Secretary
Judy Kramer, Business Administrator
Absent - Dena Sonbol, Vice President
Absent - Jean Stanke, Treasurer
Absent - Roderick Hedner, Member at large - Environmental Chair

Homeowner Guests:

Barb Slater, 1850 Archer Lane

Guests:

Bob Benik, Maintenance Manager

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

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

Adoption of meeting minutes from last month: Will do via email.

Homeowner Forum: None, Barb Slater was there just to observe.

Guest: Maintenance Report (Bob Benik):

- Bob reported the areas where buckthorn was removed. He will be able to haul it away once the Plymouth Yard Waste Site opens on April 3rd. Bob will be driving around once per day to pick up bags.
- The dog stations will be checked Mondays and Friday's.
- New woodchips have been placed inside all the duck houses.

Committee Reports

Architectural (Tom N):

- Tom talked to the city, and they are done removing Trees. We will ask Scott with Meridian Trees to cut down the 9 trees that pose a threat to life, limb, or property.
- Multiple people from the board contacted the city about getting a different color fence that the city installed but the white fence had already been ordered and delivered to the city. Now that it is installed, we have received many compliments on how good the new fence looks; fresh and clean, as well as big, wide, and so much safer. Tom has a question about how they are installed. We were also wondering if they are going to pave the path. Tom will contact the city again to get clarification on these items.

Finance (Jean):

12:51 PM
04/10/24
Cash Basis

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

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1001 · BMO Operating	140,690.46
1010 · BMO Money Market	177,860.42
1071 · Bill.com Money In Clearing	11,764.00
1110 · Old National Investment	570,325.70
1115 · AAB CD-CDARS	250,365.59
Total Checking/Savings	1,151,006.17
Total Current Assets	1,151,006.17
TOTAL ASSETS	1,151,006.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2100 · Owner Refunds	3,000.00
2110 · Prepaid Assessments	22,099.29
Total Other Current Liabilities	25,099.29
Total Current Liabilities	25,099.29
Total Liabilities	25,099.29
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	89,794.65
Total Equity	1,125,906.88
TOTAL LIABILITIES & EQUITY	1,151,006.17

Environmental (Roderick):

- Roderick is getting a quote from someone on shore maintenance.
- He is working on a presentation of garlic mustard, burdock, and buckthorn to present to the board next month.
- We'll also be talking in the future about pond treatments. Our preferred vendor is Lake Restoration.

Communications (Becky):

- Becky has the next newsletter almost ready to go. It should be out by the end of the month.

Social Activities & Community Involvement:

- No update. Game night has been tabled for a future board meeting.

Manager Report (Judy):

- Jean and I have been working on a way to see the financials so that we don't have to contact the accountant all the time.
- Some payments are still going to Compass Management group. I've been assisting those remaining accounts by emailing, calling people, and helping them get set up correctly.

New Business**Review Paint cycle continuation 2024, compliance:**

- Bonnie and Tony did a walk around with the painters to see how many chimney stacks and foundations still needed to be done. There are just a few and they will start painting once the weather permits.

Keys for pools; FOB clean up:

- Bob has received 3 estimates for replacing the locks and getting non-duplicating keys. He is still waiting for one more estimate. We will evaluate when we have all the estimates.

Old tennis courts, Basketball court:

- Roderick is getting pricing on modifying the old tennis courts to a potential playground and updating the basketball court. Other suggestions included: a pavilion with picnic tables, dog park and/or a playground.

- A homeowner was developing a plan to present to the Board regarding converting the tennis courts to a community garden with raised beds. We haven't received a proposal yet. It was discussed that community gardens are everywhere now so maybe the interest is no longer there. Also, we have heard concerns from Homeowners about the cost of watering – who ends up paying for that?

In house landscaping: form a committee and start making a cost estimate:

- Tom is going to spearhead getting landscaping estimates. We currently have a monthly contract with a vendor who will do it in the meantime.
- We also need to start the process of lining up summer help. There will be an article coming out in the newsletter soliciting the need for part-time grounds workers.

Continued Business

Review of governing documents changes:

- Dena and Bonnie are meeting next Wednesday to review the governing documents.

Transfer of bank accounts, status? CD accounts remain-should we move them now or at maturity: We now have the form to fill out to get access to these CD's and to remove Compass from the accounts. Jean is going to fill it out and Bonnie will sign.

Next meeting: April 15, 2024, 5:30pm

Adjournment: 7:30pm