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Stillwater Crossings Association Regular Board Meeting Minutes  
July 31, 2025 | 4:30 pm to 5:30 pm  
Stillwater Public Library – Conference Room  
224 3<sup>rd</sup> Street N Stillwater, MN  
Minutes Approved April 27, 2026

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Call to order

- 4:48 pm
- Board members present Lisa Tschida, President, Gillian Stewart, Vice President, LeeAnn Olson, Secretary, Sara Jenkins, KWM. 6 homeowners present.

Approval of Agenda

- LeeAnn Olson moved to approve, and Gillian Stewart seconded.

Approval of Minutes (04.14.2025)

- Gillian Stewart moved to approve, and LeeAnn Olson seconded

Financial Report

- As of June 30, 2025- Operating: \$2,050, Savings: \$10,629, Reserves: \$212,585
- Expenses are higher than budgeted. Due to an increase in utilities & insurance and additional projects & enhancements around the property.

Management Report

- Kris Neuman has stepped down from the Board of Directors. We thank her for her time volunteering and serving the Association. There are two open positions on the Board. If you wish to express interest, please let Sara know.
- The crabapple trees will be trimmed once they are done blooming/ the appropriate time of year.
- Seal coating driveways are wearing off already. KWM are in communication with the contractor. We will be obtaining bids from other seal coating companies next year.
- There is another large insurance increase for the current policy year. Our insurance company is continuing to cover Condos. Many companies are dropping condo coverage.

Old Business

- Projects completed: sidewalks, sealcoating, new entrance signs, numbers on back of units (still in progress), stumps removed in entrance beds, entrance fences power washed, bricks around entrance beds repaired, new trees being planted, seeded along the drives/patios/sidewalks.
- Front yard landscaping will start in 2026 and be a phased project
  - Will be working with a professional landscaper so plantings will appropriate for location depending on sun, shade, and size.

- This project will include new edging and rocks.

#### New Business

- Clean up from the storms will be done by Valley Green on Friday or before they mow next week. Fallen trees have been removed. Buildtec looking at areas where shingles were blown off.
- The Bylaw Amendment survey was discussed and will be moving forward.
  - 48 homeowners participated in the trial vote.
    - Question 1 Approve: 42, Do Not Approve: 5, Maybe: 1
    - Question 2 Approve: 38, Do Not Approve: 10
    - Question 3 Approve: 32, Do Not Approve: 16
  - Next step by the board will be to finalize the bylaw proposal amendment and talk with an attorney. Voting will be completed at the Annual Board Meeting in October.

#### Homeowner Forum

- Questions raised regarding Hospital construction, Roundabout, etc.
  - Refer to Hospital Website:  
[www.healthpartners.com/care/hospitals/lakeview/about/expansion/](http://www.healthpartners.com/care/hospitals/lakeview/about/expansion/)
- Landscaping concern brought up by a homeowner who has planted a memory garden in front, asking board to assess prior to landscaping project next year.

Next Meeting – Annual meeting in October. Date and location to be determined.

Adjournment – 5:33 pm

Respectfully submitted by LeeAnn Olson, Secretary