
STILLWATER CROSSINGS ASSOCIATION
BERGMANN DRIVE, JUDD TRAIL, TIMBER WAY
STILLWATER, MN 55082

REGULAR BOARD MEETING

Monday April 27, 2026 | 4:30 pm to 5:30 pm
Stillwater Public Library 224 3rd Street N. Stillwater, MN

Call to order – 4:31pm

- Board members present Lisa Tschida, President, Gillian Stewart, Vice President, LeeAnn Olson, Secretary, Sara Jenkins, KWM. 7 Homeowners present

Approval of Agenda

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

Approval of Minutes (07.31.2026)

- Lisa Tschida moved to approve minutes, Gillian Stewart seconded.

Financial Report

- As of February 28, 2026 – Operating: \$ 10,549.05, Savings: \$ 68,103.90, Reserves: \$144,967.09
- 2026-2027 Insurance increase was 6.3% and lower than expected.
- We did have Crabapple Trees trimmed this winter. We did encounter an extra expense due to one diseased tree that required removal.
- Sewer was higher than expected.

Manager Report

- All pet registration due.
- Reminder to all homeowners to email a copy of your Homeowner's insurance annually when renewed.
- Reminder to send emails to sjenkins@kingwoodmanagement.com – if emails are sent to any previous property managers, the emails will not be received by Sara or Kingwood.

Old Business

- Bylaw Amendments passed, subsequently added to our legal documents.
- Rules and Regulations updated to incorporate adopted amendments.
- House numbers to all back side of units completed.
- There was no snow removal in April therefore no added expense

New Business

- Seal coating will be done in May by AMP, a new company
- There will be no major 2026 Projects because the board has decided to rebuild the reserve funds
- Spring walkthrough by board members and KWM will be done first week in May.
 - Preparation for projected landscaping project in 2027

- Garden Committee
 - Small budget for soil amendments, additional perennials
 - Gillian Stewart and LeeAnn Olson on committee and requesting more volunteers (submit your name to Sara Jenkins, KWM via email)

Homeowner Forum

- Safety concern regarding low areas left from rock removal after sidewalks were completed.
 - Board will look at this during spring walkthrough.
 - Reminder to homeowners to contact KWM via email when concerns arise to ensure timely follow up.
 - KWM has project manager who is onsite during projects and does complete a thorough walk through immediately when project completed. He does this prior to final invoice payment to vendor.
- Question regarding cats that are outdoors, they should be on a leash and proof of vaccines.
- Hospital update
 - Sometime this summer the 62nd Street Roundabout will be worked on.
 - Trucks entering at Gate 1 and parking on 62nd Street has been diverted to Curve Crest Blvd entrance.
 - Thank You Gillian Stewart for your middle of the night bravery confronting the truck driver who parked on 62nd Street.
 - No Parking signs have been posted.
- Neighborhood garage sale – none planned, but could coordinate with Legend community garage sale in early June.
- Question about Xfinity outages. Xfinity did refund some customers.
- We still have 2 open seats on the Board.

Next Meeting will be on July 16, 2026.

Adjournment – 5:18 pm

Respectfully submitted - LeeAnn Olson
Secretary
