

WECHA

The Woods at Elm Creek Homeowners Association

RE: ANNUAL MEETING MINUTES, May 5, 2019, at 6:30 PM, Champlin Ice Forum

Board Members:

Todd McDowell – *President*
Mike Young - *Vice President*
Jon Speich – *Treasurer, Secretary*
Jeff Linder - *Director*
Shanna Johnson – *Director*

Other Attendees:

Approximately 30 homeowners and proxies in attendance.

Proceedings:

CALL TO ORDER: Meeting called to order at 6:35 pm by President, Todd McDowell.

APPROVAL OF AGENDA: Agenda was voted on and approved.

BOARD POSITION NOMINATIONS: No nominations were made.

TREASURER’S REPORT: Treasurer, Jon Speich, presented FY2018 financial review – expenses to budget and general financial overview – and presented FY2019 budget.

COMMITTEE REPORTS:

Architectural Control Committee Chair Report: Acting committee chair, Todd McDowell, an FY2018 update on ACC activities:

- Looking to change the name to the Architectural Advisory Committee (AAC).
- Reminder to submit all property changes to AAC.

Landscape Committee Chair Report: Acting committee chair, Shanna Johnson, an FY2018 update on landscape activities:

- Updates in common areas will continue – mulch, plantings, maintenance.
- Encouragement to homeowners (and their contractors) to stop using the common area cul de sacs as depositories for leaves, grass clippings, yard waste, dog feces, and other debris.
- Rosemill entrance planting standardization, updates, and maintenance will resume this summer in conjunction with Champlin road improvements.

PRESIDENT’S REPORT: President, Todd McDowell, discussed the general climate of WECHA, presented a recap of FY2018 activities:

- Todd discussed the status of the irrigation system and the board’s decision to disable the system.
 - Discussed three proposed covenants & bylaws amendments.
 - The proposed FY2019 budget was approved.
 - Shanna Johnson was recognized for her service on the board as president. Open positions were discussed.
 - Open board seats: There are currently two open board positions that need to be filled.
-

WECHA

The Woods at Elm Creek Homeowners Association

NEW BUSINESS:

- Discussed three proposed covenants & bylaws amendments.
- Measure 1 - Mailboxes (CBUs): declarations changes proposed regarding management, snow removal, and responsibility of keys and boxes.
- Measure 2 – Pools: declarations language changes proposed regarding pools.
- Measure 3 - Dues Late Fees: discussed the need for charging a late fee for delinquent dues payments.

VOTING:

- Voting was conducted by meeting attendees and proxies. Ballots were collected and sorted by board members.

OPEN FORUM:

- An unnamed member expressed concern about the health of trees in our development. He cautioned others to not use black tar or black coverings on trees as it will hurt them. He directed others to see posts on the Facebook community page for ideas on how to care for trees.
- Jeff Brecht asked to address the issues surrounding the fence on his property on Rosemill Lane. He talked about how the ISD 11 bus stop has negatively affected his property. He is concerned about the foot traffic and general wear and tear on his plantings caused by waiting children. He has attempted to find a solution through the assistance of the school district. Parents of waiting children using his driveway as a car turnaround has also been a growing concern. Todd indicated the association holds no liability for the bus stop activities. He also reminded Jeff that the fence can no longer be used to manage the corner. He urged cooperation from parents. He also urged parents to pursue a solution through the City of Champlin.

Meeting adjourned at 8:15 p.m.

Minutes prepared by board secretary, Jon Speich.