

WECHA

The Woods at Elm Creek Homeowners Association

RE: ANNUAL MEETING MINUTES, May 6, 2018, at 6:30 PM, Champlin Ice Forum

Board Members:

Shanna Johnson – *President, Chair of Landscape Committee*
Todd McDowell - *Vice President, Chair of Architectural Control Committee*
Jon Speich – *Treasurer, Secretary*
Dr. Michelle Murray - *Director*
Mike Young – *Director*

Other Attendees:

Approximately 56 homeowners and proxies in attendance.

Proceedings:

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

TREASURER’S REPORT: Treasurer, Jon Speich, presented FY2017 financial review – expenses to budget and general financial overview.

COMMITTEE REPORTS:

Architectural Control Committee Chair Report: Acting committee chair, Todd McDowell, an FY2017 update on ACC activities:

- The ACC committee was pleased with how homeowners have effectively communicated with the committee regarding outdoor projects and have followed correct protocol on ACC approval requests.
- Board successfully surveyed members ‘door-to-door’ for feedback regarding fence policy. Amendment was drafted to clarify homeowner preferences.
- New ACC concerns are being addressed regarding new technologies in our association, including solar panel policy.

Landscape Committee Chair Report: Acting committee chair, Shanna Johnson, an FY2017 update on landscape activities:

- FYI Landscape, Inc. renewed as a landscape contractor.
 - Center island pet feces an increasing problem, the city advised that violators will be fined.
 - Leaves blown into common areas not acceptable – a growing concern, the contractor may access additional clean-up fees.
 - CBU post maintenance policy discussed.
 - Tree trimming by board and volunteers helped save HOA significant money. Additional future maintenance may be needed with attention to overgrown or dead trees.
 - Red Oak Ct common area needs more planting standardization to help mitigate costs for landscaping maintenance. Majority of homeowners in the circle have agreed to overhaul of this cul-de-sac. This work will begin this summer.
 - Shanna stressed our landscape contract is set based on the number and type of plants we have inventoried currently and that homeowners should not plant anything in the common area without prior approval.
 - Shanna stressed the need for an increased budget to allow for needed landscaping updates.
 - Used landscape vendor recommendations to adopt an FY2018 budget for landscape needs.
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PRESIDENT'S REPORT: President, Shanna Johnson, discussed general climate of WECHA, presented a recap of FY2017 activities:

- CBU project is complete and was a success. Areas around boxes need to be maintained after a snowfall. Mail carrier has asked that the HOA be aware of this. Snow removal is needed, nearby homeowners need to respond to snow removal or additional expense of snow removal service may be needed.
- Open board seats: There are currently two open board positions that need to be filled.

NEW BUSINESS:

- Shanna discussed proposed covenants & bylaws amendments.
- Shanna discussed proposed additions to covenants & bylaws as part of phase 1 review of governing HOA documents.
- The proposed budget was approved.
- Dr. Michelle Murray was recognized for her service on the board as her term expired. Open positions were discussed. Only one NEW volunteer expressed interest in joining the board. Shanna Johnson also seeks an additional term on the board.

OPEN FORUM:

- Shanna addressed error found in the mailed documents, specifically how the annual meeting letter language did not numerically follow the numbering on the ballot. Shanna clarified that the ballot was numbered and organized to follow the current covenant book order whereas the letter was numbered as a stand-alone document which highlighted only a few of the specific measures being voted on. Directors will try to use same numerical ordering in future covenants work when referencing between documents.
- Several questions were asked and addressed around measure 14 and 15 regarding the addition of HOA new fees.
- General questions were asked and addressed regarding landscaping approval process.
- A homeowner has created a private Facebook group for members of the association. Members are welcome to voluntarily join the group. The WECHA board of directors is not affiliated with this group page. Official communication is found on the WECHA website, by email, or letter.

VOTING:

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

Meeting adjourned at 8:15 p.m.

Minutes prepared by board secretary, Jon Speich.