

# WECHA

## The Woods at Elm Creek Homeowners Association

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**RE: ANNUAL MEETING MINUTES**, May 22, 2022, at 6:00 PM, Champlin Ice Forum

**Board Members:**

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

**Attendees:**

*Approximately 17 homeowners present*

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**Proceedings:**

**CALL TO ORDER:** The meeting was called to order at 6:00 pm by President, Todd McDowell.

**TREASURER’S REPORT:** Treasurer, Jon Speich, presented the FY2021 financial review – expenses to budget and general financial overview – and presented the FY2022 budget.

- Once again, the state of the financial health of this association is excellent. By most measures, the financial state of your association is in good hands. The management is conducted with the highest integrity.
- The association has a relatively low aging liability. This is another encouraging signal to a healthy membership.
- Revenues from MOVE-IN and MOVE-OUT fees, late fees, and interest charges have had a positive impact on the health of the association. The board believes that this revenue stream will help stabilize the current annual dues amount and may likely allow us to lower these fees in future years.
- The budget items will remain relatively flat.
- Landscaping continues to be the largest line-item expense of the association.
- Cash on hand as of May 16th, 2022 is \$56,326.03. We continue to move toward a baseline cash balance of 3x annual dues.
- The current budget will be available on the WECHA website.
- We continue to explore affordable alternatives to paying/collecting annual dues payments, such as Zelle. Currently, the cost of this service is prohibitive.

**COMMITTEE REPORTS:**

Maintenance Committee Chair Report: Acting committee chair, Shanna Johnson, an FY2022 update on landscape activities:

- Since 2016, the vision of the Landscape Committee has been to minimize the maintenance and ongoing expense while maintaining attractive and pleasing common areas. We are on track with our vision.
- All plants that are in the cul de sacs and entries have been inventoried. We will continue to seek competitive pricing for our maintenance needs.
- We are moving toward more standardized commercial-based plants vs homeowner “flower garden” type planting to align with commercial requirements for contracts.
- We still have areas that are out of spec but much progress has been made.

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- We will be identifying culdesacs that after 24 years are overgrown and no longer able to be managed by simple pruning and mulch -no different than how homeowners personally manage overgrown landscaping - and prioritize these areas for abatement and replant .
- Mulching - Coneflower, Red Oak Court, Ironwood, Monument rock entries (with exception to Rosemill entrance), and all common areas on streets off Woods Trail are targeted before Memorial Day. Mulching to other circles in Rosemill was completed last season after road construction was completed.
- Rosemill Entrance - to transform and shrink the monument rock footprint. This is the highest visibility point of our association. Anticipated to start in late June.
- Rosemill Lane Cul De Sac - to continue to abate old growth, replant, and mulch.
- Coneflower Cul De Sac - Soft plants to be added to the area under the light post once undergrowth can be abated. Additional shrub work will be done this summer
- Plant replacement is always ongoing as we see what dies out each winter.
  
- Tree trimming will be completed this summer in multiple common areas by our contracted vendor. Our initial tree work was done in 2020 and phase 2 of this project has been approved by the directors.
  
- Trillium Lane and Woodlawn Court culdesacs have been slated for comprehensive abate and replant given the overgrown state of their plantings. We will be talking with homeowners in these circles ahead of work commencing this fall and spring 2023. Before new plantings can be put in we need to assure old growth has been managed.

Architectural Control Committee Chair Report: Acting committee chair, Todd McDowell, an FY2022 update on ACC activities:

- Todd outlined when are approvals needed.
- Reminder to submit all property changes to AAC.

**PRESIDENT'S REPORT**: President, Todd McDowell, discussed the general climate of WECHA, and presented a recap of FY2022 activities:

- The board changed legal representation to Toohey Law of Champlin.
- The board was active this last year conducting revisions to our bylaws and declarations.
- Todd discussed the amendment to our declarations, including the history of leasing in our association and its implications, and fees. He also discussed the need for clarifying language for fences, pools, and ACC procedures.
- Todd also discussed the amendment to our bylaws, including fair voting procedures, meeting notices, board of directors, and committees.
- A notice of a vote on proposed amendments to WECHA declarations and bylaws was delivered via certified mail to each homeowner per new state regulations.
- The results of the voting will be ratified at the next board meeting. The results will be published on the WECHA website.
- Todd spoke about the resistance to “police” homeowners for rules compliance. He encouraged anyone who has a concern about a possible violation to send an email to the board. We can follow up on any concern anonymously.
- Todd discussed the chronic violation of leaving garbage containers out beyond the 24-hour limit.

### **NEW BUSINESS:**

- Aileen Havel is working on the revival of a Welcoming Committee. New volunteers are welcome to help.
- Todd requested feedback on solar panels. He recommended the board develop an ACC standard.

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### OPEN FORUM:

- A member asked who we call for tree care. Shanna Johnson responded that an email should be sent to the board.
  - A member asked why we don't have a common pool or playset. Todd McDowell answered that we don't have the property to accommodate that.
  - A member asked why we needed 60 days for the ACC review period. Todd McDowell answered that we likely won't need that time but we wanted to have that flexibility as a volunteer board.
  - A member asked where the [annual dues] money goes. Jon Speich referred them to our published annual budget.
  - A member asked about the history of the leasing question and why we needed a rule for it. Todd McDowell explained in greater detail.
  - A member asked who pays the "HOA Docs fee." The treasurer Jon Speich answered by saying the home seller, but that everything is negotiable between the buyer and seller.
  - A member commented that online annual meetings are preferred because of their efficiency.
  - A member asked if we could move the annual meeting to December because more people would be around to attend. Todd McDowell answered that the board could be open to that option but we would need to amend our Declarations and that is expensive to file updates with the county.
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Meeting adjourned at 7:10 p.m.

*Minutes prepared by board secretary, Jon Speich.*

**[These minutes were approved by the board during their quarterly meeting held on July 17, 2022.]**