

**The Woods at Elm Creek
Homeowners Association
Champlin, MN 55316**

Woods at Elm Creek
Annual Board Meeting Minutes

Date: June 21, 2015
Time: 7:00
Location: Champlin Ice Forum Small Meeting Room

MEETING TYPE:	<input checked="" type="radio"/> Regular	<input type="radio"/> Special
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I. Call To Order

The meeting was called to order at 7:00 pm

II. Roll Call

Board Member Attendance:

Bob Marchetti	President	<input checked="" type="radio"/> Present	<input type="radio"/> Absent
Karmen Anderson	Secretary	<input checked="" type="radio"/> Present	<input type="radio"/> Absent
Kalman Bundy	Treasurer	<input checked="" type="radio"/> Present	<input type="radio"/> Absent
		<input type="radio"/> Present	<input checked="" type="radio"/> Absent
		<input type="radio"/> Present	<input type="radio"/> Absent
		<input type="radio"/> Present	<input type="radio"/> Absent

Other Attendees: none.

III. Approval of Agenda :

1. Budget- 2014 Annual Finance Report, 2015 Budget proposal, Proposed 2015 dues
2. Board Membership
3. Landscaping & Maintenance
4. Social
5. Open Discussion

Motion: Bob

Support:

Ayes: all homeowners present

Nays: 0

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IV: Meeting Substance

1. Discussion on budget and dues- approved for increase to \$110 annual basis for more mailbox repair
2. Discussion on residents gaining pre-approval for changes to landscape or house. How do we address current conflicts when talking to resident doesn't work
3. Further engagement from residents needed to identify and address issues
4. Do we clarify or re-write the bi-laws
5. Karmen Anderson is stepping down from her role as Board Secretary. Shanna Johnson volunteered for this position and a motion was made and passed by all members and homeowners present to elect Shanna to this role.
6. Shanna made a motion for homeowner Erika Lucca to be Vice President of our Association which has been a vacant position. This motion was seconded and passed by all members and homeowners present.
7. Discussion on our current WECHA website. Does it meet the current needs of homeowners. Is there opportunity for improvement.

V: Actions:

1. Kalman to send Ron Spencer web information
2. Need to address some landscape issues discussed.
3. Bob to set up/propose next meeting

VI: Board Members/Subs Tasks

- **Bob Marchetti-president**
- **Erika Lucca-Vice president**
- **Shanna Johnson- Secretary**
- **Kalman Bundy- Treasurer**
- **Ron Spencer- Web owner**
- **Jeff Brecht- Landscape**

Minutes Certification:

Proposed minutes respectfully submitted,

Kalman Bundy

June 21, 2015

Board Treasurer / Recording Secretary for this meeting

Date

Typed signature of name in full shall serve as legal signature