

WECHA

The Woods at Elm Creek Homeowners Association

RE: ANNUAL MEETING MINUTES, May 23, 2021, at 6:00 PM, Champlin Ice Forum

Board Members:

Todd McDowell – *President*
Mike Young - *Vice President*
Jon Speich – *Treasurer, Secretary*
Jeff Linders - *Director*
Shanna Johnson – *Director (not present)*

Other Attendees:

Approximately 28 homeowners and proxies in attendance via Zoom.

Proceedings:

CALL TO ORDER: Meeting called to order at 6:00 pm by President, Todd McDowell.

TREASURER’S REPORT: Treasurer, Jon Speich, presented FY2020 financial review – expenses to budget and general financial overview – and presented FY2021 budget.

- 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 excellent working relationships with its vendors and has an excellent record of being easy to work with and with issuing prompt remittance payments.
- The association has a relatively low aging liability. This is another encouraging signal to a healthy membership. Persistent offenders still exist, but we are hopeful these balances will become satisfied sooner than later.
- 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 17th, 2021 is \$48,915.14.
- The current budget will be available on the WECHA website.

COMMITTEE REPORTS:

Landscape Committee Chair Report: Acting committee chair, Shanna Johnson (presented by Mike Young in Shanna’s absence), an FY2021 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 know what we have to 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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- Weed Spray - we changed our service contract to provide weed spraying 2x monthly to see if we can get a more consistent reduction of weeds in the common areas. We continue to contract for Spring clean-up and Fall clean-up to specific targeted areas.
- Mulching - Coneflower, Red Oak Court, Ironwood, Monument rock entries (with exception to Rosemill entrance), and Rosemill Lane cul de sacs are targeted before Memorial Day. Mulching to other circles will be completed in 2022.
- 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 if undergrowth can be abated.
- Plant replacement is always ongoing as we see what dies out each winter.

Architectural Advisory Committee Chair Report: Acting committee chair, Todd McDowell, an FY2021 update on ACC activities:

- The name of this committee has been changed to Architectural Advisory Committee (AAC) to reflect their function and duties.
- 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, presented a recap of FY2021 activities:

- Update on Woods Trail Area and Coneflower Circle road project. The construction timeline is still slated for August – October 2021. The association has no oversight on this project but wishes to communicate any news we may have.
- The issue of trash receptacles left out for more than 24 hours has been mostly resolved. Todd encouraged continued neighborly sensitivity to this matter.
- A property in our association was purchased by a rental company LLC. This is a new issue for our association. The board is actively considering our legal options for managing the possible negative effects of a rental property. The board encourages member input.

BOARD POSITION NOMINATIONS:

- Aileen Havel was introduced to members and nominated to the board.
- Questions were taken and responded to by Aileen.
- Voting was conducted by meeting attendees and proxies via chat on Zoom.

NEW BUSINESS:

- Todd has explored the possibility of transferring the management of WECHA over to a management company. The board encourages member input.

OPEN FORUM:

- A member asked how many homes have been sold in the last fiscal year. The treasurer (Jon Speich) answered that sales activity was on par with previous years at approximately 6-7.
- A member asked about roll-off containers. The president (Todd McDowell) answered that they are allowed for a reasonable period of time.
- A member asked about street lights and who manages them. The president (Todd McDowell) answered that they are exclusively managed by the City of Champlin.

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- A member asked about fiber-optic service in our neighborhood. The treasurer (Jon Speich) answered that anecdotally the Rosemill Court cul de sac recently had its home Xfinity service connections replaced with fiber optic cable. It's reasonable to assume that Xfinity is looking at supplying fiber cable to the entire neighborhood at some point in the future.
- A member asked if new owners get any type of welcoming package welcoming them to the neighborhood. The treasurer (Jon Speich) answered that this used to happen years ago but in recent years no volunteers have stepped forward to continue. Any new volunteers are welcome to restart this practice.
- A member commented that online annual meetings are preferred because of their efficiency.

Meeting adjourned at 6:45 p.m.

Minutes prepared by board secretary, Jon Speich.