

WECHA Annual Meeting Minutes

Date: May 19, 2024

Time: 6:00 PM

Location: JRAC (Jerry Rupelius Athletic Complex, 10951 Elm Creek Pkwy)

1. Call to Order

Introductions of Board Members:

- Todd McDowall, President, Architectural Control Committee Chair
- Jon Speich, Treasurer/Secretary
- Shanna Johnson, Director, Landscape Committee Chair
- Aileen Havel, Director, Welcome Committee Chair (not present)

2. General Business – Todd McDowall, President

- **Board Resignation:** Mike Young has resigned from the WECHA board effective April 11th. The board thanks him for his service.
- **Volunteers Needed:** The HOA is seeking new volunteers and board members, particularly from Phase 1 homeowners. A five-member board with representation from all three Phases is ideal for the HOA.
- **Home Sale Requirements:** Home sellers are reminded to comply with required documents and fees. Details are available on the WECHA website.
- **City Vote on Chickens:** The recent City of Champlin vote to allow chickens was discussed. WECHA covenants do not permit fences or structures for chickens, and only 8 lots meet the ½ acre minimum requirement.
- **Bylaws Modifications:** Members interested in changing bylaws, declarations, rules, or covenants should follow the established process.
- **Covenant Violations:** The board does not police properties for violations. Suspected violations should be reported via our Gmail (thewoodsatelmccreek@gmail.com) or the "Get in Touch" feature on our website. All complaints will be addressed by the board.
- **Trash Can Receptacles:** Homeowners are reminded to follow covenant rules and bring in garbage and recycling cans after pickup.

3. Treasury Report – Jon Speich, Treasurer

- **Budget Summary:** A detailed summary of the approved 2024 budget was presented, with an opportunity for questions.
- **Current Balance:** The checking account balance at Bell Bank is \$64,437.26.
- **Annual Dues:** The WECHA annual dues remain at \$140 and will be invoiced in June.

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- **Delinquent Homeowners:** Six homeowners are delinquent, totaling \$1,717.60. Chronic offenders with three years of unpaid dues will be pursued legally.
- **Income Sources:** The association benefits from move-in and move-out fees, late fees, and interest charges.
- **Investment Considerations:** The board is considering establishing a high-interest yield investment account.
- **ACH Payments:** Dues payments via ACH will be allowed in June. Applications are available on the website. Limiting ACH payments to June reduces bank fees.
- **Landscaping Costs:** Landscaping remains the largest expense item.

4. Landscape Committee Report – Shanna Johnson, Chair

- **Common Areas Management:** The association manages 26 common areas, which is the largest budget expense.
- **Planting Material Standardization:** Ongoing efforts to standardize plants and consolidate the mulching schedule for bulk savings.
- **Homeowner Input:** Homeowners should contact the HOA if common areas need attention.
- **Rosemill Lane Entrance Project:** A tentative resolution has been reached, with the connected property owner committing to complete the project this year.

5. Welcome Committee Report – Aileen Havel, Chair

- **No Update**

6. Architectural Control Committee Report – Todd McDowall, Chair

- **Project Approvals:** Residents are encouraged to seek approval for pending projects. The process is smooth with quick responses.
- **Solar Panels:** A standardized board policy on solar panels has been developed. Contact the board for resources and recommendations.
- **Little Free Libraries:** The board will not fund these. A standard applies, and ACC approval is required.

7. General

- **Board Candidate:** Jim Hennessy provided a short bio statement.
- **Voting:** Voting forms were distributed and collected. Jim Hennessy was elected as a new board member.
- **Attendance:** Twenty-four households attended the annual meeting. The board thanks everyone for their engagement.

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8. Open Forum

- **No Additional Questions or Comments**

9. Adjournment

- **Meeting Adjourned: 7:05 PM**

These minutes were written by Jon Speich, WECHA Secretary.