

Date June 8,2024
To Wynstone Townhouse Assn. Members
From Wynstone Board of Directors
Re Board meeting June 3, 2024 at 500PM

Attending Pres. Larry Greely (2025)
Vice Pres Larry Henning (2026)
Treas Steve Senn (2024)
Sec. Dee Bauer (2024)
Member at Large Rick Rikhus (2026)
Member at Large Don Kalscheuer (2025)

Agenda 1. Legal boundary item and action plan
2. Patio repairs and Arch control document
3. Updated reserve summary and action plan
4. Other maintenance items
5. Annual meeting date
6. 2025 Budget and annual meeting mailing

- Item 1. The boundary issue on the South side of our property was addressed. Steve Senn had contacted an attorney who gave us two options. We can make the homeowner remove the swing set, fire pit and the retaining wall. However, if we remove the retaining wall our Association is responsible for preventing erosion. The other option would be to rent, lease or have a license agreement with the homeowner. After discussing the options, Larry Henning made a motion go to with the license agreement and Don Kalscheuer second it. The contract will include maintenance and liability.
- Item 2. Larry Greely expressed the need to have an Architectural Modification Agreement filled out for any future changes to patios. Any future buyers must review all documents on our website. Don and Dee will review the current Agreement and make any needed modifications.
- Item 3. The new Reserve study was presented by Steve showing what would happen if status quo is maintained over the next 30 years, as well as the studies recommended plan over the next 30 years to satisfy our required reserve asset obligations.
- Item 4. The one maintenance item which needs to be addressed is a missing piece of siding on unit 13636. Larry Henning and Steve Senn will take care of replacing the piece.
- Item 5. Annual Meeting date is Monday October14, 2024. Mailing will need to be completed by September 16.
- Item 6 Steve Senn and Dee Bauer will be going off the board this year. Next meeting is set for September 9, 2024. We will need insurance and renewal information for our expenses.

Meeting was adjourned.

Respectfully submitted by Dee Bauer, Secretary