



NEXT MEETING  
1st Monday in Feb

**Wynstone Townhome Association  
Eden Prairie, MN 55346**

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*

Wayne Husby, President  
952-949-3096

Rick Rikhus, VP  
952-934-6652

Cathie Hegg, Secretary  
952-974-8264

Larry Greely, Treas.  
952-294-0273

Mel Hunker, Board Member at Large  
952-937-2968

RE: **Board Meeting, October 25, 2004**

*The meeting, held at 13748 was called to order at 7:05 p.m.*

In attendance: Wayne Husby, Mel Hunker, Larry Greely, Rick Rikhus, Brian Nielsen, Herb Legler, and Cathie Hegg

A short transitional meeting was held between the outgoing and incoming board members.

**OUTSTANDING BUSINESS**

*Homeowner Guidelines*

Wayne summarized for the new board members what the 2004 Board was attempting to achieve in modifying the *Wynstone Homeowners Association Rules and Regulations*. Helen Carlson previously presented the committee's recommendations for modifications to the current *Rules and Regulations*. The Board discussed the committee's recommendations and made some additional modifications. Once finalized, Cathie will forward the suggested changes to the association's attorney for review, comment, and suggested modifications.

*Garage Lamp Replacements*

Replacement of the lamps at \$300/unit was approved at the annual meeting. Herb Legler, Brian Nielsen, and Jim Heller will continue to research replacement options and pricing and present their recommendations to the Board for their review/approval.

*Secure Mail Boxes*

Mel Hunker and Sandy Rikhus will continue to investigate options, pricing, city approval, and timing for replacement of the current mailboxes to a more secure mail box that allows homeowners to access their mail from the street side. The homeowners unanimously agreed to implement secure mailboxes at the annual homeowner meeting.

*Homeowner Repairs*

The leaking problem in Mary Anderson's basement has still not been fixed. The Board has worked with Mary to identify the source of the problem and options to correct the problem. Although the

Board is interested in assisting Mary in resolving this issue, the Board agreed that the association is not responsible for the cost of her repairs.

Garden Areas – Stones v. Chips

Betsy Whitbeck previously offered to lead a committee to investigate our options and pricing to replace the chips with stones in the garden areas of our units. One ‘worst case’ estimate obtained to date is that it would cost approximately \$20,000 to replace the chips with stones for all of the units. A few homeowners have expressed a strong desire to replace the chips with stones. The Board discussed whether those homeowners who wanted to replace the chips with stones could do so at their own expense. Another recommendation was made to research better, higher quality chips. Some of the issues with the chips have been 1) ‘fungi’ growth in the chips and surrounding lawn caused by fungi-infected chips, and 2) light-weight chips that are wind-blown onto the lawn areas.

**NEW BUSINESS**

Privacy Screens

A future meeting of those homeowners with walk-outs will be held to discuss privacy screen options.

Board Positions

The incoming board positions are as follows<sup>1</sup>:

- Brian Nielsen – President (3)
- Rick Rikhus – Vice President (2)
- Larry Greely – Treasurer (1)
- Cathie Hegg – Secretary (2)
- Herb Legler – Board Member at Large (3)

Wayne Husby passed on the association files to the new president.

As the Board Member at Large, Herb will be responsible for oversight of the committees.

The Vice President position will assist the Treasurer.

The President position will work directly/assist the Communications/Newsletter Committee.

Cathie Hegg will continue as direct liaison between the Wynstone Townhome Association and our attorney, David Hellmuth of Hellmuth and Johnson, LLP.

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<sup>1</sup> Number in parentheses indicates number of years remaining for board position(s).