



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

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*
Brian Nielsen, President Rick Rikhus, VP Cathie Hegg, Secretary
612-819-4343 952-934-6652 952-974-8264
Larry Greely, Treas. Herb Legler, Board Member at Large
952-294-0273 952-975-1832

RE: Board Meeting, March 29, 2005

The meeting was called to order by President, Brian Nielsen at 8:05 p.m.

In attendance:

Board Members: Brian Nielsen, Larry Greely, Herb Legler, Rick Rikhus, Cathie Hegg

Guests: None

OLD BUSINESS

- **Lamp Committee:** Herb and Brian gave an update on the lights. Sandy Rikhus has been added to the committee. We discussed the options, pricing, etc. Although replacement was initially scheduled/budgeted for 2007, the homeowners unanimously voted at the annual meeting to replace the lanterns in 2005 rather than wait for 2007. We are looking at purchasing and installing the new lights with a target date sometime this spring. Due to negotiated volume purchase discounts, the cost will be approximately \$30/light, which is less than budgeted. The budget projected \$80 to \$90 to replace the front lights. At the annual meeting, it was decided that the front lights would be replaced only, and replacement of the back lights would be the homeowners responsibility. However, due to the savings, we have enough money in the budget – which will be taken from the long-term reserves as noted at the annual meeting – to replace the back lights as well. We will poll the neighborhood to find out interest regarding replacing the lights in the back. The committee will continue to check lighting stores for additional options.

- **Rules and Regulations:**
 - Cathie will check with the City of Eden Prairie regarding ordinances relating to outdoor grills and put language in the revised guidelines.
 - Cathie will check with the City of Eden Prairie regarding ‘barking dog’ ordinances.
 - Cathie will check with David Hellmuth regarding language for attorneys fees and will ask David regarding the use of the term ‘Guidelines’ rather than ‘Rules or Regulations.’ The wording must be enforceable, so use of ‘guidelines’ may not be adequate.

- We discussed the size requirements for satellite dishes as noted in the original documents. If satellite dishes must be removed or uninstalled, the cost and the repair costs of any damage are the responsibility of the homeowner. *Larry Greely will send suggested language to address this issue.*
- **Mail Box Options:** Herb will follow up with Mel Hunker regarding docked mailboxes – tall vs. horizontal.
- **Insurance Policies:**
 - Rick reported that the 10-year homeowners warranty applies to structural default defined as ‘catastrophic failure of load bearing structures.’
 - Cathie will check with David Hellmuth regarding legal definition of insurance issue.
 - Rick reported that basement and foundation wall cracks greater than 1/8 inch wide are covered for the first year of ownership.
 - Rick will check regarding Homebuyers Warranty Corporation.

TREASURER’S REPORT

Larry Greely gave the financial report. Not much has changed from the previous report. All bills have been paid and we are current.

SCHEDULE OF MEETINGS

We will have a short business meeting in April

The meeting was adjourned at 9:15 p.m.