



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

Date: September 20, 2005

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: Annual Meeting

WHEN AND WHERE

Please join us on Thursday, October 13, 2005, from 7:00 – 9:00 p.m. for the annual Wynstone Townhomes Association business meeting. We will be meeting in conference room #4 (lower level) at the City of Eden Prairie offices, 8080 Mitchell Road.

PRE-MEETING PREPARATION

Please review the enclosed 2004 Annual Meeting minutes, the Association’s financial reports, and the revised ‘Guidelines for Wynstone Residents’. We will be discussing the information contained in these documents as well as voting by ballot to approve the guidelines, approve the 2006 budget, and the election of two (2) new board members. Rick Rikhus has completed his three year term, and Larry Greely has completed the three year term replacing Carol Buelow after her first year. Please consider running for a board position. Volunteering to serve on our board and to assist the board on committees and task forces is important as the volunteer efforts of our homeowners save us all money on our association dues.

ANNUAL MEETING AGENDA

As stipulated in the bylaws, the order of business is as follows;

- Roll Call
- Proof of notice of meeting or waiver of notice
- Approval of the minutes of the preceding meeting (October 12, 2004)
- Reports of officers
- Reports of committees
- Election of inspectors of election
- Review of 2006 budget
- Election of new directors
- Unfinished Business
- New Business
- Adjournment

PROXY REPRESENTATIONS

Make your vote count! If you are unable to attend the association meeting where issues must be voted on, you can use a proxy to designate another homeowner to vote on your behalf. For those homeowners who have a completed proxy on file, the original proxy will remain in force if there are no changes made. If you would like to make any changes to your proxy form or if you would like to designate a proxy if you cannot attend the meeting, a blank form has been included. Your proxy must be received by Rick Rikhus at 13600 by 3:00 p.m. October 12th for it to be valid for the annual meeting.

ATTACHMENTS

- 2004 Annual Meeting Minutes
- Statement of financial conditions
- Statement of reserve and replacement funds information
- Approved 2006 budget details
- Statement of insurance coverage
- Revised 'Guidelines for Wynstone Residents' (will be sent via email)
- Proxy form