



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

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*

Brian Nielsen, President  
612-819-4343

Larry Greely, Treas.  
952-294-0273

Herb Legler, VP  
952-975-1832

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

Helen Carlson, Secretary  
952-934-0033

RE: Board Meeting, September 13, 2007

The meeting was called to order at 6:45 at Helen Carlson's home and adjourned at 8:30.

In attendance: Brian Nielsen, Larry Greely, Mel Hunker, Helen Carlson

**Discussion Topics:**

- Water/wall problems at 13652 Fenwick Circle

The water problems are being taken care of by the contractor and a check will be issued upon receipt of a bill from the homeowner.

- Broken window at 13760 Fenwick Circle

ByLaws, Page 9, Article VII, Section 2-b, states that window repair is the responsibility of the homeowner. Brian will notify the resident.

- Yard maintenance

Mel reported that the price of lawn care services will remain about the same as last year, and we will continue with the same provider.

- Budget for 2008

Larry reported that he received an insurance quote from Auto Owners, which would allow our association fees to remain the same for the 2008 budget year. If we choose to stay with the present State Farm policy, we would need to increase the association fee to \$210 a month. If the two policies are comparable, the board unanimously voted to go with the Auto Owners Insurance. If the two policies would differ on coverage, the board voted to address the need for an increase of dues at that time.

Other budget expenditures seem to be balancing out so that a dues increase does not seem necessary at this time.

- Annual Meeting preparations

A packet will be sent out by mail to Association Members on September 17, 2007. Included in the packet will be the 2006 annual meeting minutes (Helen), a statement of financial condition and operation (Larry), 2008 budget details (Larry), statement of insurance coverage (Larry) and a proxy form (Helen).

The Association will need to elect two board members as the terms of President Brian Nielsen and VP Herb Legler expire.