



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

Date: July 10, 2008

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*
Jim Nelson, President Joan Carroll, VP Helen Carlson, Secretary
952-974-8382 952-906-3993 952-934-0033
Larry Greely, Treas. Mel Hunker, Board Member at Large
952-294-0273 952-937-2968

RE: Board Meeting,

The meeting was called to order by president Jim Nelson on Thursday July 10, 2008 at 7:00pm at Helen Carlson's home. The board set the tentative date for the next meeting as mid-August.

In attendance: Jim Nelson, Larry Greely, Mel Hunker, and Helen Carlson.

SECRETARY'S REPORT

The minutes from the March 25, 2008 Board Meeting were approved and have been posted on www.wynstone1.com. President Jim Nelson will post the minutes from this meeting after conferring with past president Brian Nielsen about posting procedure.

TREASURER'S REPORT

Larry passed out the financial report for quarter two 2008, and the numbers were reviewed by the Board and approved as presented.

ITEMS DISCUSSED

- Nineteen homeowners have submitted a request for brick edging around their front garden area. It was approved with the condition that brick color and height is uniform with the two other homes that have had this done. It will be done by Precision Yard Services, the group that presently provides our lawn service and snow removal. A charge of \$250 will be paid by each homeowner for this project. It should be paid to the contractor at the completion of the work. Mel will talk to the contractor to ensure that the conditions of the Board's approval are met. After discussion, it was decided

that the black edging already in place would be removed for this project. Work should begin in mid-July.

An amendment will need to be added to the Wynstone Guidelines to say that it will be the homeowner's responsibility to maintain the front garden area in regards to the brickwork, which was done at the request of the 21 homeowners with the approval of the Board. All future changes and adjustments must be made with Board approval.

- The Board reviewed Article V, Section 3 of the Rights and Obligations of the Association document in regards to the "Use of Units".

The Units shall not be rented by the Owners thereof for transient or hotel purposes, which shall be defined as rental for any period of less than thirty (30) days. Each Owner shall otherwise have the absolute right to lease his Unit provided that any lease is made subject to this Declaration and the Bylaws of the Association. No Owner shall subdivide any Unit or sell or lease only a part of a Unit. Time-shares are prohibited. Neither the Declarant nor any Owner may subdivide any Unit.

- Mel met with a representative from Rainbow Tree Care who came out and checked our trees for disease and general condition. They will draw up an estimate of cost for a tree maintenance service, and it will be presented to the board at the next meeting. Mel also checked with the city of Eden Prairie, and they do not provide this type of service.
- Mulch was spread around 46 trees at a cost of \$1200. This did not include the evergreens.
- Deck and railing painting has been completed on 14 Units at a cost of \$4000. This is part of our alternate maintenance program. All the other Units are scheduled to be power washed and painted in 2009.

The meeting was adjourned at 8:20pm.