



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

Date: August 28, 2008

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*

Jim Nelson, President

952-974-8382

Larry Greely, Treas.

952-294-0273

Joan Carroll, VP

952-906-3993

Mel Hunker, Board Member at Large

952-937-2968

Helen Carlson, Secretary

952-934-0033

RE: Board Meeting,

The meeting was called to order by president Jim Nelson on Thursday August 28, 2008 at 7:00pm at his home. The next Board meeting will be Friday, September 19, 2008 at Jim Nelson's.

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

SECRETARY'S REPORT

The minutes from the July 10, 2008 Board Meeting were approved and will be posted on www.wynstone1.com. President Jim Nelson will post the minutes from this meeting and the previous two 2008 board meetings after conferring with past president Brian Nielsen about posting procedure.

TREASURER'S REPORT

Larry presented tentative budget proposals for the coming year using the 2008 budget as a starting point with a dues increase of \$22, \$30, and \$50. There have been increases in lawn care/snow removal, trash removal, postage/office supplies, and water, as well as miscellaneous maintenance. The Board has recommended a \$30 increase raising the monthly homeowner fee to \$230.

ITEMS DISCUSSED

- Chris Naselli of Rainbow Treecare attended the meeting to share with the Board his findings on the health and welfare of our trees. Prior to our meeting, he and Mel inspected all the trees on our property. He informed us that Wynstone has 162 trees

and several of them are in need of immediate care and maintenance. He presented a four-year plan to handle all the trees with special focus on the spruce and birch this fall. The chemicals for the spruce and birch trees would need to be done no later than Oct. 1st at a cost of \$1,810. The Board approved the first application for this year and will include the second treatment in the 2009 budget.

Rainbow Treecare has proposed a four-year plan for spraying, root feeding chemicals, and pruning, which comes at a price of \$5,500 per year. He stressed that if nothing is done to maintain the health of our trees, we will be looking at the loss and general health decline of them over time. This information will be presented to Wynstone residents at the Annual Meeting.

- Mel reported on the completion of the brickwork around the front garden areas and said he had received many compliments on how well it looked. He also reminded the Board that the deck and railing maintenance would be completed in June of 2009 on the remaining 10 units that didn't have it done this summer.

Gutter clean out was also discussed and will be done in the spring of 2009. Under consideration is the extension of the drain tile in the back yard of unit 13652 to reduce the rainwater problem.

- The date for the Annual Meeting is always the second Tuesday in October, which will be October 14th this year. Jim will be checking on and arranging for the site of this meeting. Larry and Helen will put together the packet of information to be mailed out to homeowners by September 22nd.

Included in this year's packet will be the **Guidelines For Wynstone Residents**. Amendment m. was included to update the GROUNDS section for the brickwork around the front garden area. The Board members will review this document before the next Board meeting to make sure it is not in conflict with the **Rights and Obligations of the Association** document.

- The Board discussed the water damage incurred at 13636. A bill for \$2,813.86 was submitted by the homeowner for reimbursement. The Board approved the payment of this bill. All Wynstone residents must obtain two bids and present them to the Board before work begins in order for reimbursement to take place.

The meeting was adjourned at 9:15pm.