



**Wynstone Townhome Association
Annual Meeting Minutes
October 14, 2008**

The ninth annual meeting of the Wynstone Townhomes Association convened at 7:00 p.m. on Tuesday, October 14, 2008, in Heritage Room 1 at the City of Eden Prairie offices located at 8080 Mitchell Road. Jim Nelson, Board President, called the meeting to order. Other Board members present at the meeting were Joan Carroll, Vice President; Larry Greely, Treasurer; Mel Hunker, Board Member At Large; and Helen Carlson, Secretary. The sign-in roll call was conducted by Helen Carlson and showed the following members present:

Rick & Sandy Rikhus	Gene Kamin	Joe Rogness
Helen Carlson	Jacquelynne Schuminski	Melva Mayclin
Bob & Carol Hennessey	Wally & Margaret Naas	Gloria Husby
Safeer Mirza	Roxanne Garoutte	Joan Carroll
Jim Nelson & Betsey	Mel & Shirley Hunker	Ronnie Yearneau
Whitbeck	Tom Carlson	Larry Greely
Mary Anderson		

The following members had authorized proxy forms: Ruth Cina, Stan & Barbara Gillman, Brian Nielsen, Herb & Marilyn Legler, Michael Kaluza, and K. M. Dueval.

Proof of notice of the meeting was acknowledged, and the minutes from the previous annual meeting held on October 9, 2007 were approved by the membership after a motion was made by Ronnie Yearneau and seconded by Sandy Rikhus.

BOARD MEMBER AT LARGE REPORT – Mel Hunker

Mel reported that mulch has been placed around the base of 43 trees to improve their appearance and to also increase tree health.

Brickwork was installed in the front garden area of 22 units at the homeowner's expense. Mel reported that he has received several comments from those outside our Wynstone complex complementing us on the appearance of our grounds.

Several units have had drains repaired at the corners and also raised to the proper slope so that water could drain toward the down spouts.

The deck/railing painting maintenance program was completed on 14 units and the remaining 10 units will have this work done in June of 2009.

Mel met with a representative from Rainbow Treecare who walked the property and reported on our 162 trees. This representative, then, met with the board to outline the health and welfare of our trees and presented a plan for their care. The spruce and birch trees showed spider mite and fungus damage and needed chemicals applied no later than Oct. 1st, 2008 to help with these problems. This has been done and a second application will be needed in the spring of 2009. Some of the trees will need some pruning in the spring to insure their optimum growth. Mel noted that with 162 trees, we have a big investment in the Wynstone grounds, and we must be mindful of tree health care.

In the spring of 2009 the gutters will be cleaned-out and power washed. This has never been done before, and they are in need of attention as some have become clogged with debris.

Melva Mayclin thanked Mel for all his hard work for the Wynstone Association.

SECRETARY'S REPORT – Helen Carlson

Helen reported that the board has had five meetings this year, but there has been a problem getting the minutes posted on the www.wynstone1.com web site. President Jim Nelson will continue to work on this issue. In the meantime, if you wish a copy of the board minutes, please email Helen, and she will send you one.

TREASURER'S REPORT – Larry Greely

Larry reported that the Association has assets of \$111,844.12, much of it tied up in CD's at 4.6-5.0%. This gives us a good return on our money but does present a problem when unexpected bills come due. He has needed to borrow from one fund to use in another place, with the plan that the monies will be reclassified by fund or replaced at a later date. All current bills are paid and the Association is in good financial standing.

State Law requires that an audit/review of townhome associations must be performed, or voted by 30% of the residents to rescind (not have) an audit/review on an annual basis. A first year audit would cost somewhere between \$1500 and \$2500, only to be known once an auditor has been contacted and a proposal sent to the board. If the association would choose to have an audit, it would mean an additional increase in next year's dues.

After discussion, a motion was made by Roxanne Garoutte and seconded by Margaret Naas, to rescind the audit this year. By a show of hands the motion passed by 22 yes votes, 1 no vote was cast by Tom Carlson.

Larry presented the Annual Meeting Financial Report for 2008. This had previously been mailed to the homeowners and was a part of the Annual Meeting package. Included in the financial report were the following unaudited financial reports prepared using fund accounting:

- Statement of Financial Condition as of September 30, 2008

- Operations Actual vs Budget – January through September 2008
- 2008 Budget Overview
- Statement of Operations – By Fund – January through September 2008
- Homeowner Balance Due Summary
- 2008 Reserve Activity and Detail Information Worksheet
- 2009 Board Recommended Budget with 2008 Comparison Per Unit Costs

Melva Mayclin made a motion to accept the treasurer's report. Roxanne Garoutte seconded the motion, and it was passed by a voice vote. Roxanne expressed thanks to Larry for all the work he does keeping the Association financially accountable.

Larry noted that he had received word that our insurance rates would be going up by \$3,000 for 2009. After talking with the representative, it appears that will not be happening. The insurance company will be coming back with a new proposal. Larry noted that insurance companies need to give a 30-day notice of rate changes. This is a change from the past 90-day notice.

Tom Carlson asked Larry to explain what was in the miscellaneous portion of the new budget. Larry explained that from time to time there are unknown occurrences such as the \$2,900 water claim to unit 13636. Also, the need to address the tree spider mite /fungus problem this fall took an additional \$1,810. Jim Nelson mentioned there have also been sidewalk replacement, sprinkler needs, and the gutter cleaning, which have not been budgeted for in the past. We need to be prepared to meet these unexpected costs as they arise.

We have no collection problems, and the automatic deposit is working well with almost all homeowners using this process for paying the association dues.

The question was asked if we are funding at the correct amount. Larry's answer was that yes, we are funding the current year budget at the correct amount, but we are under funded cumulatively because siding was not initially included in the long-term reserve account. These figures came about because of the initial study that was done. A study of this nature should be revisited every 5 to 6 years. However, it is an expensive project where the engineers would need to come out and review everything again. It is not done very often because of the expense.

The Board has suggested a \$30 increase in dues to met the rising costs in trash removal, lawn/snow maintenance, and tree care. A budgeted \$13.47 has been recommended to address the unforeseen expenses that come up. Roxanne Garoutte moved we approve this new budget. Carol Hennessey seconded the motion. The new budget passed on a voice

vote. The change in dues will begin January 1, 2009. Larry noted that residents need to do nothing, as he will take care of the change.

ELECTION OF INSPECTORS OF ELECTION

Since there were no open board positions this year, there was no need for Inspectors of Election.

OLD BUSINESS

Jim mentioned that the Guidelines for Wynstone Residents have been in the developing stages for several years but have never been voted on and adopted as a Wynstone document. The revised edition was included in the information packet for this meeting. Item m. was added to the **Grounds** section to address the issue of the new brickwork around the front garden areas.

A lengthy discussion was had in regards to the **Parking** section, items b. and c. Larry pointed out that if adopted, residents living in Wynstone could only accommodate four vehicles on their property, as all residents must park their vehicles either in their garage or in their driveway. The guest parking areas are for non-residents only. Jim received a new wording, submitted by a resident, for item b. to say the following, eliminating the need for both b. and c.

Parking Bays are to be used for guest parking only. The automobiles must be operable and cannot be left for more than 72 hours continuously, after which time notice will be given, and such vehicles will be towed at the owner's expense.

It was noted that the Board could approve temporary exceptions to these rules when extenuating circumstances or needs arise.

Betsey Whitbeck moved to vote on the submitted wording, with a second by Shirley Hunker. Joan Carroll then asked to have it amended to say that we consider the two guest parking areas as one lot not two separate ones. The motion passed with 14 yes votes to the new wording and 8 no votes.

There was some further discussion about the removal of holiday decorations by the January 30th date. Apparently, there was a problem with frozen ground making the removal difficult. Roxanne Garoutte expressed the need for people to work with their neighbors if they have a specific problem and try to solve it that way before involving the Board for enforcement.

Gene Kamin questioned item g. under **Parking** which deals with no parking within 20 feet of mailboxes. Mel will check the distance from the mailboxes, and the Board will adjust this item, if need be, to fit our circumstances.

Melva Mayclin moved and Carol Hennessey seconded the vote for the adoption of the Wynstone Guidelines. The adoption passed with an 18 to 2 vote. Gene Kamin and Brian Nielsen voted no. The new Guidelines for Wynstone Residents will go into effect on January 1, 2009.

NEW BUSINESS

Mel will be leaving the Board next year after serving ten years. Joan suggested an option for the Association might be to hire Mel for pay or compensation to continue doing many of these jobs. Another option is looking for a volunteer who would be willing to work with Mel this year and learn the many tasks he performs for the Wynstone Association. Bob Hennessey offered to do this and will meet with Mel.

Gloria wanted to discuss the issue of renting/leasing of Wynstone owner's homes. Jim pointed out what Article V, Section 3 of the Rights and Obligations of the Association document states in the 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.

Gloria wondered if this could be changed to prohibit the renting of homes. Jim explained that to do so would require the use of an attorney with a price tag of several thousand dollars. Gloria asked for a straw vote to see if anyone else was interested in pursuing this issue. The vote was 4 for pursuing and 14 against. No further action will be taken at this time on this issue.

The meeting was adjourned at 8:50 p.m.