



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

Date: September 10, 2009

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*

Joan Carroll, President

952-906-3993

Larry Greely, Treas.

952-294-0273

Jim Nelson

952-974-8382

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 Joan Carroll on Tuesday, September 10, 2009 at 7:00 pm at Larry Greely's home.

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

## **AGENDA**

The first item on the agenda was the discussion of preparations for the Wynstone annual meeting on October 13, 2009. Joan reported that it will be held in the Eden Prairie Community Center, Cambria Room 102, which is located at 16700 Valley View Road. Helen will prepare a cover letter for the packet of information that will go out on September 18<sup>th</sup> and will copy the minutes from last year's meeting as well as the proxy form. Larry will enclose the budget and financial report. He will also get the insurance certificate and will mail the packet out.

The minutes of the July 21<sup>st</sup>, 2009 Board meeting were approved as read.

Larry reviewed the budget for 2010 and reported that there will not be a need for an increase in Association dues this year. He and Mel have discussed the various costs for 2009, the projected costs for 2010 and have put together the new budget-planning breakdown. The Board voted to accept the budget as presented.

The Board decided that the new Wynstone Architectural Modification Agreement drawn up by David G. Hellmuth of Hellmuth and Johnson Attorneys at Law should be posted on the web site before the annual meeting. Larry will get the necessary papers to Brian Nielsen for posting. The cost to the Association for the making of this document and the filing with

Hennepin County was \$845.50. A copy will also be given to the Wynstone Architectural Committee to use when residents request a modification to the structure of their home.

An election of directors will need to be held at this year's Annual Meeting as Helen has completed her three-year term. Jim Nelson is stepping down after two years and will be replaced by Melva Mayclin who will fill out the remaining year of Jim's term. Larry and Mel have two more years before their terms are up. Joan has one year left on her tenure.

With no other business, the meeting was adjourned at 8:05 pm.