



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

Date: September 9, 2010

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*

Melva Mayclin, President  
952-934-1220

Larry Greely, Treasurer  
952-294-0273

Mary Anderson, Secretary  
952-294-4525

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

RE: **Board Meeting**

The meeting was called to order by Melva Mayclin on Thursday, September 9, 2010 at 5:30 pm at the home of Melva Mayclin.

In attendance: Larry Greely, Melva Mayclin, Mel Hunker, Mary Anderson.

**SECRETARY'S REPORT**

The minutes from the May 3, 2010 board meeting were read and approved.

**TREASURER'S REPORT**

Larry reported that all dues are current. The reserve transfers have been completed. We have no cash issues. There were billing errors from the lawn care service that have been corrected. A letter from the association insurance agent along with the corresponding pages from the declaration will be included with the packet sent out to homeowners with the annual meeting notice. The same information will be posted on the website. The policy is also on the website. Homeowners can use this information to discuss coverage with their own individual agents. Larry also noted that the website is not current with board meeting minutes. Mary will get that information posted on the website.

**BOARD MEMBER AT LARGE REPORT**

Mel reported that the lawn care/snow removal contract timing has been changed to coincide with the calendar year starting with January, 2011. The billing has also been simplified so that all charges like pond mowing, gas and spraying for weeds twice a year are included in the main bill instead of as a separate billing. Mel was hoping to change the timing of the annual homeowners meeting to be in the February/March time frame so that full year actual numbers would be available to review but that cannot be done without taking legal action so no changes will be made.

## **COMMITTEE REPORTS**

None available.

## **OLD BUSINESS**

Mel will contact homeowners to remind them that pets must be on a leash. Larry reimbursed a homeowner who purchased gutter downspouts. It would be a good idea at the annual meeting to remind homeowners to first contact the board before making a purchase as there may already be parts on hand in inventory that can be used.

## **NEW BUSINESS**

We will need to elect two board members at the annual meeting. One to fill the position left vacant by the resignation of Joan Carroll and one to fill the position that Melva has been filling temporarily due to the previous resignation of Jim Nelson.

Larry will mail the annual meeting notice before September 18, 2010.

The proposed 2011 budget was reviewed and approved. Dues will remain unchanged this year.

Based on the time that has gone by since the last reserve study, Larry suggested we renew the reserve study.

With no further business to discuss, the meeting was adjourned at 6:30 pm.