



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

Date: September 17, 2012

To: Wynstone Townhome Association Members

From: Wynstone Townhome Board of Directors

Melva Mayclin, President
952-934-1220

Roxanne Garoutte, Vice President
952-294-9724

Larry Greely, Treasurer
952-294-0273

Mary Anderson, Secretary
952-294-4525

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

RE: Annual Meeting

WHEN AND WHERE

Please join us on Tuesday, October 9, 2012 from 7:00 – 9:00PM for the annual Wynstone Townhome Association business meeting. We will be meeting at the **Eden Prairie City Center** in **Heritage Room II** on the lower level. The Eden Prairie City Center is located at 8080 Mitchell Road.

PRE-MEETING PREPARATION

Please review the enclosed 2011 Annual Meeting minutes and the Association's financial reports. We will be discussing the information contained in these documents as well as voting to approve the 2013 budget which has a proposed dues increase of \$10 per unit per month. Also on the agenda is the election of one new Board member. Mary Anderson has completed her three-year term.

ANNUAL MEETING AGENDA

As stipulated in the bylaws, the order of business is as follows;

- Roll Call (Sign-in)
- Proof of notice of meeting or waiver of notice
- Approval of the minutes of the preceding meeting (October 11, 2011)
- Reports by officers
- Reports of committees
- Annual audit/review vote
- Reserve Study Update
- Review of 2013 budget for approval
- Election of inspectors of election
- Election of new directors
- Old Business

- New Business
- Adjournment

PROXY REPRESENTATIONS

Make your vote count! If you are unable to attend the association meeting where issues must be voted on, you can use a proxy to designate another homeowner to vote on your behalf. For those homeowners who have a completed proxy on file, the original proxy will remain in force if there are no changes made. If you would like to make any changes to your proxy form or if you would like to designate a proxy if you cannot attend the meeting, a blank form has been included. Your proxy must be received by Melva Mayclin at 13744 by 3:00PM October 9th for it to be valid for the annual meeting.

ATTACHMENTS

- 2011 Annual Meeting Minutes
- Statement of financial conditions and operations
- 2013 budget details
- Statement of insurance coverage and other insurance information
- Proxy form