



**Wynstone Townhome Association
Annual Meeting Minutes
October 9, 2012**

The fourteenth annual meeting of the Wynstone Townhome Association convened on Tuesday, October 8, 2013 in the Heritage Room II at the Eden Prairie City Center located at 8080 Mitchell Road. Melva Mayclin called the meeting to order at 7:00PM. Other Board members present included were Roxanne Garoutte, Vice President; Larry Greeley, Treasurer; Mel Hunker, Member-at-Large; and Gary Falkenstein, Secretary.

The sign-in roll showed the following members present: Rick and Sandy Rikhus, Helen Carlson, Bob and Carol Hennessey, Safer Mirza, Mary Anderson, Gene and Ruth Kamin, Jacquelynne Schuminski, Brian Nielsen, Marilyn Legler, Wally and Margaret Naas, Shirley Hunker, Linda Carlson, Gloria Husby, Dave and Marlene Gjerset, and Connie Falkenstein. The following members had authorized proxy forms: Stanford and Barbara Gillman, and Catherine Hegg.

Proof of notice of the meeting was acknowledged and the minutes from the 2012 annual meeting were approved by the membership after a motion was made by Helen Carlson and seconded by Sandy Rikhus.

VICE PRESIDENT'S REPORT – Roxanne Garoutte

Roxanne reported on the activities of the tree committee during the past year. A badly needed pruning of the deciduous trees was accomplished. Also, the crabapple trees were sprayed for apple scab, the paper birches at the entrance were fertilized, and two dying/dead maple trees were removed (one between units 13748 and 13760, one behind unit 13696). Plans for the coming year include spraying the crabapple trees for apple scab, consideration of treating or removing two red pines (behind unit 13776) and a spruce (east of unit 1360), and possibly treating the ash trees for Emerald Ash Borer. The Emerald Ash Borer infestation has been moving closer to Eden Prairie and treatment is recommended by the state since infestation has been reported in South Minneapolis. Sandy Rikhus commented that she would like to see the spruce removed and not replaced. Margaret Naas commented that she wants the maple behind their unit replaced and would be willing to finance the replacement.

BOARD MEMBER AT LARGE'S REPORT – Mel Hunker

Mel reported on several small projects and then summarized progress in recovering from the hail damage sustained in August: 1) the day after the storm three contractors were contacted, 2) the record of NMC Exteriors was clearly superior and they agreed to work with us and the insurance adjuster on assessing the degree of damage, and 3) inspection of all of the townhouses showed damage to roofs, siding, vents and trim, as well as broken windows and paint chipping on the decks. Mel stated that he expected a settlement with the insurance company in the next week and that work would start as soon as the insurance company released the initial check for the project. (Actually,

work was initiated on October 21). Mel reported that NMC Exteriors invited all members to an informational meeting at the gazebo at 6:00pm on October 9. He stressed that the importance of removing all loose items from interior walls as pounding vibrations may cause them to fall.

TEASURER'S REPORT – Larry Greeley

Larry reviewed the current financial status. The Association is on budget for the year and has \$238,000 in cash/equivalents on hand at the end of August. The Association has three CD's for a total of \$180,000 (one expiring on 7-10-14, one on 12-13-16 and one that is ongoing with an indexed rate). He briefly reviewed the Reserve Study and stated that it is now out-of-date because of the hailstorm and subsequent insurance replacements. He recommended that the study be repeated in 3 years. Dave Gjerset moved and Connie Falkenstein seconded that the treasurer's report be approved. By a show of hands the motion was approved.

COMMITTEE REPORTS

Social - Gloria Husby asked if anyone could host the annual Christmas party and Helen Carlson volunteered. Details to follow. Gloria also reminded everyone at the meeting that Christmas wreaths and outside decorations are to be taken down by January 31st.

Garden – The flower garden area at the entrance to the circle has fallen into disrepair the last several years. Melva suggested that interested members might formulate a plan for the area and asked for volunteers. Mel Hunker said he would initiate the activity.

ANNUAL AUDIT REVIEW

Current Condo Law in Minnesota requires a yearly audit of their financial statement or the residents vote to forgo the audit. Brian Nielsen moved, and Rick Rikhus seconded, to forgo the audit. The motion passed by a show of hands. Brian suggested that several members could instead informally confirm that the money in the bank corresponds to the year-end financial statement. Brian and Rick Rikhus volunteered to do so.

2014 BUDGET REVIEW – Larry Greeley

The proposed 2014 budget was attached with the material sent to members prior to the meeting. Larry reviewed several key items. The Board recommended an increase in the monthly dues of \$15 to a new total of \$275. After a general discussion of the recommended increase of \$15 per unit per month, Sandy Rikhus moved that the budget be approved as presented and Connie Falkenstein seconded the motion. The motion passed by a show of hands.

ELECTION OF NEW BOARD MEMBERS

The terms of both Melva and Mel are over and both said they did not want to continue on the Board. Helen Carlson moved that Brian Nielsen be elected to the Board; seconded by Gloria Husby. Brian was elected by a show of hands.

OLD BUSINESS

None

NEW BUSINESS

None

With no further business, Rick Rikhus moved for adjournment. His motion was seconded by Mary Anderson. The meeting was adjourned at 8:30pm.