



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

Date: September 10, 2014

To: Wynstone Townhome Association Members

From: Wynstone Townhome Board of Directors

Gary Falkenstein, President
952-941-1708

Roxanne Garoutte, Secretary
952-294-9724

Larry Greely, Treasurer
952-294-0273

Brian Neilsen, Vice President
952-941-1708

RE: Annual Meeting

WHEN AND WHERE

Please join us on Tuesday, October 14, 2014 from 7:00 – 9:00PM for the annual Wynstone Townhome Association business meeting. We will be meeting at the **Eden Prairie Community Center** in the **Lounge Room**. The Eden Prairie Community Center is located near the High School at 16700 Valley View Road.

PRE-MEETING PREPARATION

Please review the enclosed 2013 Annual Meeting minutes, a financial summary of the project to repair the hail damage incurred in the summer of 2012, and the Association's financial reports. We will be discussing the information contained in these documents as well as voting to approve the 2015 budget that proposes no increase in dues and has dues remaining at \$275 per month per unit. The Board is proposing a change in one of the Association's Guidelines (attached) based on existing practice (New Business). The election of a new Director(s) is mandatory. The By-Laws require either 3 or 5 Directors. Roxanne has completed her 3-year term and Larry is not eligible to serve as a Director since he no longer is a homeowner, although he continues as a resident. As a resident, he is eligible to continue as Treasurer and we are hopeful he will do so. So we need at least 1, and hopefully 3, new director(s). We also need someone to act as Secretary, either as a Board member or as a volunteer. The Association Reserves total \$260,888 on August 31. A modified Reserve Study shows the amount is adequate for future projected requirements. A 30-year financial projection handout will be available at the meeting.

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 9, 2012)
- Reports by officers
- Reports of committees

- Annual audit/review vote
- Review of 2015 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 Gary Falkenstein at 13764 by 3:00PM October 14th for it to be valid for the annual meeting.

ATTACHMENTS

- 2013 Annual Meeting Minutes
- Statement of financial conditions and operations
- 2015 budget details
- Statement of insurance coverage and other insurance information
- Proxy form
- Proposed change in Rules
- Financial Summary of the Hail Damage Project