



Wynstone Townhome Association
Eden Prairie, MN 55346

Date May 1, 2014

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*

Gary Falkenstein, President
952-941-1708

Larry Greely, Treasurer
952-294-0273

Brian Nielsen, Vice President
612-819-4343

Roxanne Garoutte, Secretary
952-294-9724

RE: Board Meeting of May 1, 2014

In attendance: Gary Falkenstein, Larry Greely, and Roxanne Garoutte

Discussion Topics:

The board met at Gary's home Thursday May 1, 2014 at 7:00 PM to update and review the continuing activities related to storm damage repair and replacement done by NMC Exteriors and Remodeling, first quarter financials and reserves, landscaping issues and several residents' requests

2014 First Quarter Financial Status

First quarter financials were presented by Larry:

- Statement of Assets, Liabilities & Fund Balances-Tax Basis as of 3/31/14
- Operations Actual vs Budget - Jan through March 2014
- Operations Budget Overview 2014 - January through December 2014

Some adjustments will be made and posted later.

Reserve Study Review

Gary reported that Brian, not in attendance at this meeting, had reviewed the Reserve Study information and was working on when and how best to update the reserve data.

Review of the Reserve Study indicated rehab or maintenance of driveways, parking areas and roads should be done in 2014. This includes seal coat, crack filling and/or patching. It was noted that some driveways are in much need of repair. The issue is whether we try to do it this year or not.

Gary will initiate fact-finding prior to the next board meeting.

Storm Damage Repairs

Gary reported that NMC's work on the punch list continues. Painting/staining of decks starts within a few weeks, weather permitting.

Trees/Landscaping/Mulch Updates

Mel Hunker got a bid on mulch for the front trees and front garden areas and also a bid for planting a garden by the front entrance since no residents have come forward to work on it as was done in the past. Roxanne made a motion to approve the bid and Larry seconded it.

Roxanne and Gary walked the property with Keith Curtis of Shadywood Trees to inspect our trees for damage from the hard winter and/or infestation. Three evergreens (two along Baker Road and one near the entrance) will not recover and need removal. Roxanne made a motion that two trees be replaced this year; Larry seconded the motion. Keith brought in a specialist to go over some additional concerns, including trunk damage to the bark of several crabapples and maples located near the road. The damage is most likely due to critters such as voles or rabbits, but the trees are not necessarily dying. Since the damaged trees are leafing out, they will not be removed until - or if - they show signs of dying. Need for fertilization to maintain our trees' health was highly recommended. Further discussion will be continued at the next meeting. Meanwhile, two sprayings for Apple Scab on the Hawthorne and crabapple trees will be done in May.

Requests for Approvals

A resident wants to extend their back patio to be the same size as some other existing patios which were extended at the residents' expense when the units were built. The board gave an okay contingent on submitting the required documents; further discussion needs to wait for a written proposal.

A resident wants to make changes to the front garden area that includes adding pavers to provide a seating area. After much discussion and reviewing the association rules, the board, with one member absent, was unable to make a decision. While trying to be as positive as possible, all agreed to seek legal advice on how to proceed. Gary will consult with our lawyer for guidance.

A resident asked if anything can be done to make the many utility/cable boxes in front of our townhomes less noticeable. Roxanne agreed to do some research and found this is a common dilemma with few good solutions due to various restrictions and accessibility issues. Brian offered to try making them look less obtrusive by painting the ones in his front yard all the same green. The board will revisit the matter at the next meeting.

After reviewing the above requests, Roxanne noted the non-existence of an architecture committee for Wynstone and suggested the board consider re-establishing one at the next Annual Meeting if not before.

The next board meeting will be held Tuesday, June 24. With no other issues to discuss, the meeting was adjourned at 8:50 PM.