



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

Date August 12, 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 August 12, 2014

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

Discussion Topics:

The board met at Gary's home Thursday August 12, 2014 at 7:00 PM to review ongoing projects (hail damage, driveway/streets, and trees), association financial status, review new business and initiate 2014 Annual Meeting planning.

UPDATES

Hail Damage Project

Gary reported (See Hail Damage Project Report)

Work is complete. An independent inspector was hired to confirm the work and his findings were all corrected by NMC.

Total project cost	\$721,418.02.
Insurance Reimbursement	\$710,374.07
Wynstone Responsibility	\$5,000.00 (Deductible, paid)
Wynstone Responsibility	\$6,043.95 (Change Orders to be paid from reserves)

Insurance money has all been received and final payment to NMC will now be paid.

Driveway/Street Report

Repair and seal coating is needed on our road and driveways soon. Bob Hennessey, Dave Gjerset and Gary have met so far with two contractors to determine what is needed and the costs.

Bids:

One contractor made no bid

The second contractor bid \$2440 for hot filler for cracks and sealcoat of driveways & parking areas (the reserve study estimate was \$2666). With the recommended repairs his total bid is \$6500 (\$5/sq. foot). This does not include chip coating which would be an additional \$2,000. Recommended re-do is 3-5 years.

There is one additional bid pending.

Tree Report

Three dead/dying trees near Baker Road were removed and two were replaced. No additional planting is scheduled between our townhomes and new construction to the south until such construction is completed.

The trees are doing well. Roxanne will follow up with Shadywood regarding trimming the low branches on the crabapple trees along the center walkway.

FINANCIAL STATUS

Larry provided documents and discussed 2014 Finances thru July 31, 2013. The possibility of adding ice and snow removal from roofs as a budget item was discussed.
(see documents)

NEW BUSINESS

Painting the concrete areas below the siding on the townhomes to better match the siding was discussed as was adding this as a line item to the budget. Brian and Gary will look into the cost.

PRE-ANNUAL MEETING ACTIVITY

Date

The 2014 Association Annual Meeting will be held 10/14. Gary will reserve the meeting room.

Election of Directors

Ideally, the board should consist of either 3 or 5 members. Roxanne will be leaving the board, leaving the position of secretary open.

Possible change in Larry's status as our Accountant was discussed.

Budget Pre-Meeting for Directors

The budget meeting will be held September 4, 2014 at 7:00 PM at Gary's house. Topics/decisions will include money for snow/ice removal on roofs and payment for future Association accounting fees.

Pre-Meeting

Notice of Annual Meeting and packets of required documents need to be assembled and mailed to all residents by September 16, 2014. Larry will prepare the financial documents and have them ready for the assembly meeting on September 9. Roxanne will be unable to attend.

Amend Rules for Plantings

Gary reported that he and Roxanne had walked the property photographing and making note of infractions to the Garden Rules which were approved at the Annual Meeting 10/14/08. They noted that about half of the garden areas were not in compliance with the rules, most notably height restrictions.

Discussion revolved around whether to enforce compliance or amend the rules for plantings. It was decided to put the decision up for vote by the residents at the Annual Meeting. Larry suggested that recommended changes be prepared and presented at the meeting for approval. Gary agreed to initiate preparation of the proposed changes.

With no other issues to discuss, Brian moved the meeting be adjourned and Roxanne seconded it. The meeting was adjourned at 9:15 PM.