



**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 Greeley, Treasurer  
952-294-0273

Brian Nielsen, Vice President  
612-819-4343

Roxanne Garoutte, Secretary  
952-294-9724

RE: Board Meeting of September 4, 2014

In attendance: Gary Falkenstein, Brian Nielsen, and Larry Greeley

**Discussion Topics:**

The board met at Gary's home Thursday September 4, 2014 at 7:00 PM to review ongoing projects (hail damage and driveway/streets), decide on painting exposed concrete, review proposed plantings by the Unit #13664 deck, and items associated with the Annual Meeting.

**UPDATES**

**Hail Damage Project**

Gary presented a final accounting summary of the project and reported the vendor was paid.

**Driveway/Street Report**

Seal King was selected as the vendor with a bid of \$4344 to repair asphalt in the driveways and parking lots, fill cracks and seal coat the driveways and parking lots, and fill cracks in the street. The scope of work, and cost, was substantially less than that projected in the "Reserve Study", based on discussions with multiple potential vendors. Volunteers Dave Gjerset and Bob Hennessey were a big help determining the work plan and vendor selection. As of the meeting, one more day of activity was expected. (The project was subsequently completed, including removing oil stains on the garage door at Unit #13632.)

**OLD BUSINESS**

Brian presented the project to paint exposed concrete on the sides of the units with a color that closely matches the siding. The Board approved proceeding with the painting with the expectation that the cost would be less than \$1000.

**NEW BUSINESS**

Gary presented an approval request from Gene and Ruth Kamin for a project to plant shrubs in the rear and back sides of unit (#13664). The plan was tentatively approved pending a more definitive plan that included the dimensions of the planting area.

The three-year Association insurance policy is up for renewal in November. Cincinnati Insurance will renew our policy for another three years with following changes: the yearly premium increases to \$12,048 from \$9,504, there is a 5% deductible on each duplex building for wind and hail, and a \$5,000 deductible per duplex building for all other damage instead of an overall \$5,000 deductible.

## **PRE-ANNUAL MEETING ACTIVITY**

### **Location**

Gary reported that he was unable to reserve a room at the City Center, as all rooms were already reserved. He was able to reserve a room at the Community Center starting at 7:00pm.

### **2015 Budget**

Larry reported that we should run a surplus for 2014. Carrying the surplus forward into 2015, will allow the monthly per-unit-fee to remain at \$275 even with the increase in insurance and other costs. Brian presented a rework of the reserve financial study to take into account the effects of the hail damage project. The analysis showed the \$275 monthly fee is compatible with prudent reserve management, but that increased reserve funding will be required in the future.

The Board approved keeping the per-unit monthly fee at \$275.

### **Election of Directors**

The By-Laws state the Board should consist of 3 or 5 members. With both Larry and Roxanne leaving the Board, either 1 or 3 new members must be elected. Also, a member willing to fill the Secretary position is needed. Gary will solicit volunteers for election to the Board.

Larry volunteered to continue his accounting activity for the remainder of 2014. We discussed the need to determine a course of action for 2015.

### **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.

### **Amend Rules for Planting**

Per the previous Board Meeting, Gary prepared a revised Guideline for plantings in the front, side, and back of the units. The Board members discussed the proposed Guideline and agreed to present it at the Annual Meeting for consideration.

With no other issues to discuss, Brian moved, and Larry seconded, the meeting be adjourned. The meeting was adjourned at 9:00 PM.