



**Wynstone Townhome Association
Annual Meeting Minutes
October 14, 2014**

The fifteenth annual meeting of the Wynstone Townhome Association convened on Tuesday, October 14, 2014 in the Lounge Room at the Eden Prairie Community Center located at 16700 Valley View Road. Gary Falkenstein called the meeting to order at 7:00PM. Other Board members present included were, Brian Neilsen, Vice President; Larry Greeley, Treasurer; and Roxanne Garoutte, Secretary.

The sign-in roll showed the following members present: Rick and Sandy Rikhus, Ruth Cina, Bob and Carol Hennessey, Stanford and Barbara Gillman, Safeer Mirza, Mary Anderson, Jacquelynne Schuminski, Herbert and Marilyn Legler, Margaret Naas, Tom and Linda Carlson, Kay Rogness, Melva Mayclin, Gloria Husby, Dave and Marlene Gjerset, Connie Falkenstein, Veronica Yearneau and Micki Greely. The following members had authorized proxy forms: Mel and Shirley Hunker, and Eugene and Ruth Kamin.

Proof of notice of the meeting was acknowledged and the minutes from the 2013 annual meeting were approved by the membership after a motion was made by Dave Gjerset and seconded by Bob Hennessey.

TREE COMMITTEE REPORT – Roxanne Garoutte

Roxanne reported on the activities related the the trees during the past year which included an analysis of tree issues by a certified arborist from Shadywood Tree Experts.

Routine care included spraying crabapple and hawthorn trees for apple scab and rust as well as fertilizing 23 maples, 72 spruce and 7 pine trees. Also, 15 birches at the entrance were fertilized via deep root soil injections to reduce stress and help protect them from bronze birch borer.

Several river birch and crabapples required trimming; two dead pine trees were removed and replaced along Baker Road and a dying spruce tree between 13600 and Baker Rd was removed but not replaced at the owner's request. A dead maple behind 13696 was also removed.

Shadywood will review the trees again in the spring of 2015 for tree healthcare maintenance recommendations.

STORM DAMAGE and ROAD REPAIR UPDATE – Gary Falkenstein and Mel Hunker
Mel, Board Member at Large, Retired, was unable to attend the meeting, but requested that Roxanne read an emailed message thanking Gary for the excellent job he did in overseeing NMC's repair and remodeling of storm damage done to the town homes during the storm of August 2013.

Gary reported that the storm damage repair is completed. Repair costs totaled \$721,500 and has now been paid in full.

A committee of volunteers, Dave Gjerset, Bob Hennessey and Gary Falkenstein, oversaw researching, bidding and repairing the road, driveways and guest parking areas. Total cost was \$4,300, approximately \$10K less than the reserve study had predicted.

VICE-PRESIDENT'S REPORT - Brian Nielsen

Brian updated the Reserve Study to reflect changes created by major storm damage repairs paid by insurance. While we need to continue to funding our reserves, the board determined that association fees do not need to be increased in 2015. Projections indicate the reserves are expected to be positive for the next 40 years. The updated spreadsheet is posted on the website. Brian also said he is available to go over the Reserve Study and answer any questions.

TEASURER'S REPORT – Larry Greeley

Larry summarized the financial documents dated August 31, 2014 and reviewed the current financial status.

A second association checking account, managed by Gary and Brian, was set up specifically for storm damage/repair issues. All related bills are in and paid.

The insurance premium will increase from 9K/year to 12K/year. (Our year, for insurance purposes, goes from November 1 to November 1.) Also, the deductible is changing from \$5,000 per claim to \$5,000 per building. For wind and hail damage only, our insurance deductible is increasing to 5% per building per claim. Since each building is insured for \$500,000, this is a maximum of \$25,000 per building or \$12,500 per unit. Because of this large increase, homeowners should contact their agent to get coverage for the potential \$12,500 deductible.

Rick Rikhus moved and Ruth Cina seconded that the treasurer's report be approved. By a show of hands the motion was approved.

Larry is no longer a legal homeowner and will finish his term as official treasurer 12/31/14. He offered to continue as an employee of the company for whom he now works. The board recommended his company continue for a monthly fee of approximately \$100. After a discussion, Barb Gillman requested a vote on hiring Larry and his company for the year 2015. The membership approved hiring Larry after the motion was made by Bob Hennessey and seconded by Dave Gjerset.

COMMITTEE REPORTS

Social - Gloria Husby reported an email was sent out about a luncheon to be held at Houlihans, at 12PM on October 21st. She requested anyone who would host the annual Holiday party to contact her to arrange details.

Snow and Lawn care - Gary Falkenstein reported that a volunteer is needed to help oversee snow and grass issues. Stan Gillman and Bob Hennessey volunteered to help.

ANNUAL AUDIT REVIEW

Current Condo Law in Minnesota requires a yearly audit of their financial statement or the residents vote to forgo the audit. Last year, the members voted to forgo the audit. Brian suggested that several members could instead informally confirm that the money in the bank corresponds to the year-end financial statement. Brian and Gary confirmed this within the week prior to this meeting. Forgoing the audit was approved.

2014 BUDGET REVIEW – Larry Greeley

The Board recommended no increase in the monthly dues that would remain at \$275. Rick Rikhus moved that the budget be approved as presented and Stan Gillman seconded the motion. The motion passed by a show of hands.

ELECTION OF NEW BOARD MEMBERS

Roxanne's and Larry's terms have ended. Gloria Husby and Stan Gillman volunteered to serve as Board members. Connie Falkenstein moved that Dave Gjerset be elected to the Board; seconded by Herb Legler. All three were elected by a show of hands.

OLD BUSINESS

None

NEW BUSINESS - GUIDELINES

The board recommended revisions to the planting/gardening restrictions in the Wynstone Guidelines, originally drafted and passed in 2008, after determining that nearly 50% of the residents are not compliant with the current guidelines. Brian Nielsen moved and Gloria Husby seconded that the revisions be accepted. By show of hands the motion was approved, with one exception.

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