



**Wynstone Townhome Association
Annual Meeting Minutes
April 9, 2015**

Date: April 9, 2015
To: Wynstone Townhouse Assn. Members
From: Wynstone Townhouse Assn. Board of Directors
Re: Board Meeting April 9, 2015

Attending	President	Gary Falkenstein
	Vice President	Gloria Husby
	Secretary	Dave Gjerset
	Treasurer	Brian Nielsen
	Member At Large	Stan Gillman

Agenda

1. Potential Summer Maintenance Projects
2. Tree and Grounds Upkeep
3. Sprinkler System
4. Mowing and Plowing Issues

Item 1 Building Maintenance

Some brick facing is in need of “tuck-pointing” service. A Board walk-around of the entire complex was recommended, to discover, inspect, and list any needed repairs. This inspection was scheduled for May 11, 2015 18:30 hrs.

Item 2 Trees and Grounds

The Board discussed concerns over cost-benefit of preventative maintenance costs v. replacement costs for Ash trees no. 82 thru 87. Through discussion the Board determined preventative maintenance costs far exceed replacement costs. The Board recommended to defer maintenance until replacement with evergreens is deemed necessary. A Motion was raised by Dave Gjerset, and seconded by Gloria Husby to defer any maintenance on these trees. Motion unanimously passed 5 to 0.

Maple tree fertilization was scheduled.

The Pond area was discussed, and it was agreed that some trimming and cutting of the wild growth is necessary.

No decision was reached regarding additional trees or where they may be needed. This was due to uncertainties regarding possible tree placement near the new home construction behind units 13744 & 13748.

Item 3 Sprinkler System

Sprinklers are in need of reprogramming of watering times to prevent grass from drying or burning. This is due to incomplete programming, and some areas are not being watered with enough frequency.

Item 4 Mowing and Plowing

Some concerns and dissatisfaction was noted regarding the plowing during the 2013-2014 winter. No major issues were mentioned regarding the performance of mowing. A review of the current mowing/plowing contract will determine if separating the duties into two separate contracts is a good fit. Currently both services are being provided by the same company. What steps to take and who would negotiate is to be determined. Gloria will review the current contract.

No other issues were discussed and the meeting adjourned at 19:15 hours.

Respectfully submitted,

David B. Gjerset - Secretary