



**Wynstone Townhome Association
Annual Meeting Minutes
June 30, 2015**

Date: June 30, 2015
To: Wynstone Townhouse Assn. Members
From: Wynstone Townhouse Assn. Board of Directors
Re: Board Meeting June 30, 2015

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

Absent	Vice President	Gloria Husby
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Agenda

1. Rikhus Front Patio Request
2. Snow plowing/grounds maintenance contract
3. Trees rear of 13732/13744
4. Walk-around grounds and Building inspections
5. 2016 Annual Budget
6. Annual Meeting site and date
7. Other concerns

Item 1 Rikhus Front Patio Request

Rick and Sandy Rikhus sent a request to the Wynstone Board, to install either poured concrete or paving blocks in their personal (flower) area in the front of the unit, which would create a small patio like area. Brian Nielsen started a motion to deny any construction with poured concrete because of its permanent nature. Stan Gillman seconded the motion and it was a unanimous vote.

No decision by Rickus on if they will install paver blocks to create such an area.

Item 2 Lawn and Snow Maintenance Contract

The Wynstone Lawn and Snow contract expires on October 1, 2015, and needs to either renew with current provider, or look for a new provider.

The Board currently plans to remain with current lawn and snow firm at same contract price as previous contract period of October 1, 2014, to September 30, 2015. This is with the caveat that the current lawn and snow provider resolve some current issues and complaints, such as snow “pile-up” in the winter, and broken sprinkler heads, and mower spin outs on wet grass in the summer.

Item 3 Trees in the Rear of Units 13732 & 13744

Board inspection and following discussion regarding the two trees in question revealed they are slowly dying, and any intervening treatment would ultimately prove unsuccessful and cost prohibitive. Motion raised by Dave Gjerset to forego any treatment of these trees, and eventually replace spruce trees, based upon Gary Falkenstein’s discussion and recommendation. Motion seconded by Brian Nielsen, and motion carried by unanimous vote.

Item 4 Board - General Walk-Around Inspection of Wynstone Buildings

After a full walk-around inspection of all Wynstone buildings by Gary, Brian and Dave, of the siding, paint, bricks, and front sidewalks and steps.

Items discovered during inspection:

- 13728
 - Minimal tuck pointing needed
 - Repair or replacement of one brick
- 13652
 - A deck board should be replaced
- All Buildings
 - Brian Nielsen will contact painters to arrange scraping and repainting of all 24 front door frames
 - Siding appears to be complete and sound
 - Gary will investigate general problems of cracking of front steps and sidewalks.

Item 5 2016 Monthly Dues Increase and Effect on Annual Budget

Monthly dues were increased by \$10.00 per month per unit in 2014 to \$275.00 per month. Monthly dues remained at \$275.00 per month per unit in 2015.

At this time the Board defers any decision on increasing monthly dues until the next scheduled Board meeting.

Item 6 2015 Annual Board Meeting

Annual Board Meeting is scheduled for Tuesday October 13, 2015, at 7pm at the Eden Prairie City Center, Heritage Room 4, lower-level. Annual Meeting notice and proxy packets will be provided to all Wynstone residents.

Item 7 Other Current Issues

Brian Nielsen brought up the issue of overgrowth of the Pond area, and recommended trimming of the trees and brush should be done. The Board discussed and unanimously decided Brian should identify needed trimming, and commence with the overgrowth trimming in steps, so perceived changes will be minimal to the community.

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

Respectfully submitted,

David B. Gjerset - Secretary