



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

Date: September 16, 2016

To: Wynstone Townhome Association Members

From: Wynstone Townhome Board of Directors

Gary Falkenstein, President      David Gjerset, Secretary  
952-941-1708                              952-906-5983

Gloria Husby, Vice President      Brian Nielsen, Treasurer  
952-949-3096                              612-819-4343

Stanford Gillman, Member at Large  
952-9492151

**RE:                      Annual Meeting**

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**WHEN AND WHERE**

Please join us on Tuesday, October 11, 2016 from 7:00 – 9:00PM for the annual Wynstone Townhome Association business meeting. The meeting room will be Heritage 2, Eden Prairie City Center, 8080 Mitchell Road.

**PRE-MEETING PREPARATION**

Please review the enclosed 2015 Annual Meeting minutes and the Association's financial reports. We will be discussing the information contained in these documents as well as voting to approve the 2017 budget that proposes no increase in the \$275 monthly dues.

There will be an election for one Board member (Brian Nielsen's 3-year term is over). In addition, Stan Gillman has offered to resign if someone else volunteers to serve on the Board. Anyone who would like to serve on the Board is encouraged to volunteer either by contacting a Board member or doing so at the meeting.

We expect the Association Reserves to approach \$335,000 by year-end, as compared to \$304,000 at the close of 2015. This is consistent with the Reserve Study requirements.

**ANNUAL MEETING AGENDA**

As stipulated in the bylaws, the order of business is as follows;

- Roll Call (Sign-in)
- Proof of notice of meeting or waiver of notice
- Approval of the minutes of the preceding meeting (October 13, 2015)
- Reports by officers
- Reports of committees

- Annual audit/review vote
- Review of 2016 budget for approval
- Election of inspectors of election
- Election of new directors
- Old Business
- New Business
- Adjournment

### **PROXY REPRESENTATIONS**

Make your vote count! If you are unable to attend the association meeting where issues must be voted on, you can use a proxy to designate another homeowner to vote on your behalf. For those homeowners who have a completed proxy on file, the original proxy will remain in force if there are no changes made. If you would like to make any changes to your proxy form or if you would like to designate a proxy if you cannot attend the meeting, a blank form has been included. Your proxy must be received prior to the start of the annual meeting for it to be valid.

### **STATEMENTS**

There are no existing or planned capital projects in excess of \$5000. There are no existing suits or judgments against the association. There are no unpaid assessments.

### **ATTACHMENTS**

- Agenda
- 2015 Annual Meeting Minutes
- Statement of financial conditions and operations
- 2016 budget details
- Statement of insurance coverage and other insurance information
- Proxy form