



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

Date: September 17, 2017

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

WHEN AND WHERE

Please join us on Tuesday, October 10, 2017 from 6:00 – 8:00PM for the annual Wynstone Townhome Association business meeting. The meeting room will be the Garden Conference Room, Eden Prairie City Center, 8080 Mitchell Road.

PRE-MEETING PREPARATION

Please review the enclosed 2016 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 an increase in the \$275 monthly dues to \$290 driven by an increase in insurance cost.

There will be an election for three Board members (the 3-year terms for Gloria, Stan, and Dave are over). In addition, Gary's 3-year will be over after 2018. So, we are electing Board members that will be managing the Association going forward. 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 \$350,000 by year-end, as compared to \$335,000 at the close of 2016. This is less than the original plan of \$368,000 as a result of repairing and painting decks and of the surfacing of the sidewalks. We believe that this work will extend the life of the decks and sidewalks beyond the original estimated life.

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 11, 2016)
- Reports by officers
- Reports of committees
- Annual audit/review vote
- Review of 2017 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 to be made. At this time we 5 proxy statements on file – units 13732, 13776, 13600, 13780, and 13632. If you would like to make any changes to your proxy form or if you would like to designate a proxy, 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
- 2016 Annual Meeting Minutes
- Statement of financial conditions and operations
- 2017 budget details
- Statement of insurance coverage and other insurance information
- Proxy form