



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

To: Wynstone Townhomes Association Members

From: *Wynstone Townhomes Board of Directors*  
Gary Falkenstein, President                      Gloria Husby, VP                      Dave Gjerset, Secretary  
Brian Neilson, Treas.                      Stan Gillman, Board Member at Large

RE: Annual Board Meeting, 10-18-2017, 6:00 PM  
Eden Prairie City Center—Garden Room

**Discussion Topics: Agenda**

1. DECKS
2. SIDEWALKS
3. GROUNDS/SNOW REMOVAL
4. TREES
5. FINANCE
6. NEW BUSINESS

A quorum being present, President Falkenstein called the meeting to order.

The minutes of the previous meeting were accepted

1. DECKS

Damaged and dry rot wood was more extensive than originally thought, but the work has been completed, with the exception of sealing, that is yet to be done (by October), because the wood needs to dry. Wood and labor, \$18,000 has been paid. Sealing, \$5,000 will be paid when completed.

2. SIDEWALKS

Completed, with a statement from the contractor that the estimator had “under-estimated” the square footage to be done by 50-60%. Since we already had a signed contract, he agreed to stand by the quoted price.

3. GROUND/SNOW REMOVAL

The grounds, summer care, and winter plowing, were renewed with the existing company for 2018 at the same price paid in 2017.

4. TREES

There is concern regarding a window well at the Rikhus unit that may have tree roots pushing against it. An arborist has informed the board that the roots from that type of tree are "not invasive", and the problem may be because of water pooling. The situation will continue to be monitored. We have also been informed that "ash borers" could become a problem in this area, and will also be monitored. Brien states he will continue to trim the trees by the drive exiting onto Baker Rd. for drivers vision safety.

5. FINANCE

Brien reports that the figures on the financial report are in balance with the auditor's. He also reports that the Reserve Study shows our expenses to be in the black, and the balance now is \$339,406.42. There is excess cash that will be placed in a C.D. when the most favorable rates are found.

NEW BUSINESS

A Gloria would like to be relieved of her social committee duties. As of this meeting no new volunteers have been found. She states she will continue notifications regarding the window washers.

B The association's insurance rates have been raised, but not as much as was expected. Members are advised to check with their individual policies, and to inquire about their HO6 coverage.

C Some members expressed concerns re; sheet rock/taping cracks in their units, and if it might be the result of the roofers who did the last shingle replacement. It was felt that this was probably the responsibility of each individual owner.

- D Some areas of the public sidewalk have been indentified for repair work that will be done. The is some repair needed in the Gaazebo area and Gary says he will meet with the grounds people to get it done. He will also speak with them re; cleaning leavers from the rain gutters.
  
- E Melva's estate sale was approved unanimously. The subject of "For Sale" signs was brought up and members were advised that no signs are permitted on assn. grounds or on individual yards. Approved signs are permitted in unit windows.
  
- F. The board has suggested that with rising costs, that an increase in dues is in order. Motion was made and seconded to raise association dues \$15.00 per month, per unit. Motion passed unanimously.

~~Hearing no more business, at 7:50 PM motion made and second to adjourn. Motion carried~~