



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

Date: September 13, 2018

To: Wynstone Townhome Association Members

From: Wynstone Townhome Board of Directors

Gary Falkenstein, President 952-941-1708	David Gjerset, Secretary 952-906-5983
Don Kalschauer, V. President 952-934-3338	Brian Nielsen, Treasurer 612-819-4343

RE: Annual Meeting

WHEN AND WHERE

Please join us on Tuesday, October 9, 2018 from 6:00 – 8:00PM 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 2017 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 2018 budget that proposes to keep the monthly dues at \$290. There will be an election for three new Board members (Dave and Gary will be leaving the Board). The By-Laws provide for a 5-member Board. Anyone who would like to serve on the Board is encouraged to volunteer either by contacting an existing Board member or doing so at the meeting.

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 10, 2017)
- Reports by officers
- Reports of committees
- Annual audit/review vote
- Review of 2019 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 have seven proxy statements on file – units 13732, 13776, 13600, 13780, 13712, 13668, 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

We expect the Association Reserves to approach \$370,000 by year-end, as compared to \$341,237 at the close of 2017. 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
- 2017 Annual Meeting Minutes
- Statement of financial conditions and operations
- 2019 budget details
- Statement of insurance coverage and other insurance information
- Proxy form