



**Wynstone Townhome Association**

**Eden Prairie, MN 55346**

To: Wynstone Townhouse Association Members

From: Wynstone Townhouse Bosrd of Directors

Pres. Gary Falkenstein  
V.P. Don Kalscheuer  
Sec. Dave Gjerset  
Treas. Brien Neilson

Re; Annual Board Meeting. 10-09-2018, 1800 hrs.  
Eden Prairie City Ctr.

- Topics
1. On going grounds maintenance
  2. Living units maintenance
  3. Financial
  4. New business
  5. Election of officers

At 1810 hrs., with a quorum being present, the meeting was brought to order by President Falkenstein.  
The minutes of the previous meeting were accepted by the members.

1. GROUND'S MAINTENANCE

Grounds depression area in two areas, has been addressed. A work order for repairs (fill) exists, but work has yet to be completed.

Trees, Maintenance is ongoing for fertilizing, trimming and treatment for any signs of disease.

Winter snow removal, will be done by the same company as in the past with a \$50.00 per month increase. (the first increase in years)

2. LIVING UNITS

Driveway cracks (and main street) were treated with fill. Actual seal coating of each drive is scheduled for spring 2019 after winter plowing.

Unit sidewalks and Gazebo area have been scheduled to be re-surfaced  
With a coarser grit for traction.

Decks with finish problems were re-done and will be inspected again in the spring of 2019. Also, several deck posts on the north area were suffering from dry rot at their base and will be replaced in the spring.

Don Kalscheuer reported that four foot extension were added to the front downspouts of each unit for better water drainage, They will be remove for winter and returned again in spring.

3. Financial

Financial reports weread available to membership. While the association expenditures were up a bit due to normal repairs, our financial status is still in excellent condition. A CD that had matured was moved to BMO Harris bank for a more favorable rate of interest.

Because of the above, the board recommended that the association dues of \$290.00 per month, remain the same for 2019. This recommendation was unanimously approved by the membership.

4. New Business

Jesse Morantez has prepared a new updated residents list of association members, and requests that we all check our ata for accuracy.

5. Election of officers

President Falkenstein announced that he would not be running again. Kalscheuer, Gjerset, & Neilson still have time remaining on their current terms of office, so two spot were open. The only nomination for the two open seats were Larry Greely and Jesse Morantez who were Both elected by a white ballot.

Hearing no other business the meeting was adjourned at 1850 hrs.

At the conclusion the the general meeting, the five elected officers were assigned to the following positions on the board.

President	Don Kalscheuer
Vice President	Larry Greely
Secretary	Jesse Morantz
Treasurer	Brien Neilson
At Large	Dave Gjerset