



**Wynstone Townhome Association
Annual Meeting Minutes
October 8, 2019**

The 20th Wynstone Townhome Association Annual meeting convened at 6:00PM, Tuesday, October 8, 2019, at 8080 Mitchell Road, Eden Prairie City Center, Heritage Room II.

Don Kalschauer, Board President, called meeting to order at 6:02PM a quorum present.

Board members also present: Larry Greely, Vice President
Brian Nielsen, Treasurer
Dave Gjerset, Board Member At Large
Dee Bauer, Secretary

Proof of the meeting notice was acknowledged, and October 09, 2018 previous annual meeting minutes were approved by association members, motion made by Chuck Bauer and seconded by Connie Falkenstein.

President introduced insurance representatives from North Risk Partners, who described and explained the HOA master insurance policy, which covers the building, outside items, and coverages. They also detailed items that should be included in a homeowners HO6 policy, which covers inside items. They encouraged homeowners to check their individual insurance policy for completeness, and adequate loss assessment coverage, at \$12,500 to cover any deductible from HOA policy from hail and wind damage.

REPORT OF OFFICERS

PRESIDENT'S REPORT – Don Kalschauer

New sensors were installed over the summer to improve our irrigation system. Painting of the decks, deck railing and foundations was completed. A large branch was removed from a tree at 13616. Siding repairs will take place next spring. Emergency contact list has been updated. There was discussion on whether to change wording under Grounds-C 1 from vegetation to anything. It was decided that the board needs to offer options to homeowners and then be put to vote.

VICE PRESIDENT'S REPORT – Larry Greely

Our association is right on track for financials. It was also reported that money was moved from TCF to BHO Harris at a higher rate. At present, \$252,000 is tied up in CD's until next year, and \$111,000 in liquid money is available as of October 8, 2019.

Larry reported that trash removal will go up to \$7.00 per unit. Water will also be increasing, but he did not know the exact amount.

TREASURER'S REPORT – Brian Nielsen

Report was given that the association has \$252,000 tied up in CD's, \$116,000 in Money Market accounts and \$16,000 available to pay bills. The next large expense is the \$90,000 for the new driveways and road. The last reserve study was completed in 2014 with the next study to be done in 2020. At present, our association is funded through 2040.

COMMITTEE REPORT – Gary Falkenstein

Ongoing tree maintenance such as spraying, fertilize- both powder and liquid, was completed on ash, river birch and maple trees.

2020 BUDGET APPROVAL

2019 YTD Results....Association members reviewed the 2019 Budget, and voted to waive financial audit by an outside entity.

Monthly dues will stay the same at \$290.00 for 2020 even though trash removal and water will increase. Larry recommended this based on the substantial savings on the driveway and road project.

After reviewing the budget, a motion was made by Chuck Bauer to approve the 2020 budget, and association members agreed.

ELECTION OF NEW BOARD MEMBERS

There were two positions open on the board. Dave Gjerset agree to another term and Brian Nielsen agreed to stay on the board for one more year. Don Kalscheuer, Larry Greely and Dee Bauer all have time remaining on their current terms of office. Motion was made to keep Brian and Dave on the board.

OLD BUSINESS

The subject of slippery sidewalks was brought up by Mary Anderson. Brian had contacted the company who added a rough grit before last winter. The options given to us were using ice melt or grind the sidewalks back further to rough up the surface. Brian was going to contact the company and see what options are available to rough the services.

NEW BUSINESS

Don Kalschauer brought up that it is time to do some beautification projects on the grounds of our association. This will be a topic for the board to discuss in upcoming meetings. Kay Rogness volunteered to explore what can be done around the green utility boxes.