



**Wynstone Townhome Association
Annual Meeting Minutes
October 12, 2021**

The twenty second annual meeting of the Wynstone Townhome Association convened at 6:00PM on Tuesday, October 12, 2021, in Heritage Rooms 3,4 at the Eden Prairie City Center located at 8080 Mitchell Road.

Don Kalscheuer, Board President, called the meeting to order at 600PM with a quorum being present. Other Board members present at the meeting were Larry Greely, Vice President, Sandy Rikhus and Joe Rogness, Board Members At Large; and Dee Bauer, Secretary.

Proof of notice of the meeting was acknowledged and the minutes from the previous annual meeting held on October 13, 2020 were approved by the membership.

Don welcomed new homeowners: Tom Schraufnagel & Jolene Knoll, Steve and Barb Senn and Jan Thielen.

REPORT OF OFFICERS

PRESIDENT'S REPORT – Don Kalscheuer

Don brought up the siding issues that need to be taken care on several homes. He has been in contact NMC and reported that hopefully the repairs will be completed shortly. Only 1/2 of the \$5000 bill has been paid and will not release payment on the 2nd half unless all work is completed.

Don gave information on the cost of replacing decks with composite materials. The price of approximately \$4000 per deck would include the deck and railing. Cost of decks with steps will be \$4500.00. Due to the cost, Don suggested that next spring we paint the decks as a temporary fix and hopefully replace decks in 2023. Larry suggested that we wait to see an updated reserve study before a decision is made on replacing decks.

Bulldog has also been contacted regarding the problem with water gushing over the gutters onto our decks when we have a heaving rain. Bulldog has been asked to come out and look at the downspouts. Rick will assist in Don's absence. Joe and Chuck will remove down spout extensions into our driveways before the arrival of snow.

VICE PRESIDENT'S REPORT – Larry Greely

Larry reported to the members that Cincinnati Insurance had dropped coverage on our Association. Since Rick Rikhus has a background in the insurance business, he has been assisting Larry in finding a new insurance company. Acuity Insurance has given us a quote which would have the same \$5000 deductible as our previous policy. The insurance portion of our HOA fee would increase by \$15.00 per month. It was suggested that all home owners have a minimum of \$25,000 or \$50,000 coverage on their HOA policy. There could be an out of pocket of \$2000 per unit instead of the \$1000 we recently paid. Larry said he will get a memo to all homeowners once the final decision is made on the new policy.

TREASURER'S REPORT – Brian Nielsen

Brian was not present at the meeting. He had reported prior to the meeting that he was still waiting for completion of the Reserve Study.

COMMITTEE REPORT – Dee Bauer

Dee reported on the completion of Phase 2 of the Beautification Project this year. The following areas were completed: North and South entrance to our Association, center island, work on the areas around the 6 utility boxes, dirt and sod where trees had been removed in 2020, irrigation station gazebo area. In addition, mulch was spread in the fronts of 15 homeowners. Phase 3 will take place in summer of 2022. The sides and backs of units will be the focus of this phase. At meeting time, the committee was still waiting for a bid from Greenleaf Landscaping.

2022 BUDGET APPROVAL

2021 YTD Results....2021 Budget waived outside an Audit. Motion was made and seconded to waive the audit.

Larry brought up the need to increase the monthly dues to a \$325.00. He also said that the money for the Beautification project is not in the Reserve. It was also brought up that Association dues have not been raised for a few years. A motion was made and seconded to raise the dues to \$325.00 per month

After reviewing the budget, Don requested a motion to accept the 2022 budget which was seconded and approved.

ELECTION OF NEW BOARD MEMBERS

There were three positions open on the board, including President, Treasurer and Secretary. Don agreed to stay on as President for one more year. A nomination was made and voted on and approved to have Brian stay on the as Treasurer and Dee Bauer as Secretary. The current board and new nominations were going to meet to decide on positions right after the Annual Meeting ended.

Don Kalscheuer and Larry Greely's terms expire in 2022. Sandra Rikhus and Joe Rogness terms expire in 2023. Brian Nielsen and Dee Bauer terms expire in 2024.

OLD BUSINESS

The only Old Business was the gutter issue which Don addressed under the President's Report.

NEW BUSINESS

Don asked for a motion to adjourn the meeting. A motion was made and seconded and the meeting was adjourned at 710PM.