

Date August 14, 2022

To Wynstone Townhouse Assn. Members

From Wynstone Board of Directors

Re Board meeting August 11, 2022 at 630PM

Attending Pres. Don Kalscheuer (2022)
VP Larry Greely (2022)
Treas Steve Senn (2024)
Sec. Dee Bauer (2022)
Member at Large Joe Rogness ...not present
Special invitation to Mary Anderson

Agenda

1. Decks
2. Phase 3 of Beautification Project
3. Wynstone website
4. Gutters
5. Request from neighbors with branches on their roof
6. Reserve Study and Master Insurance Policy
7. Lawn Services

Item 1. Decks.....Don talked about the deck bid from Wild Construction for an approximate total of \$63,000 plus cost of permits that would add another \$100 - \$200 dollars per unit to the cost. This would cover all items per Wild Const. estimate including the replacement of deck boards on two decks. He asked to take a vote on the bid.
Steve Senn had reached out to get another quote which would replace the deck floor with composite boards along with metal railings. After discussion, the board agreed that we need a bid which would give us all new decks. Steve will get a firm bid for all 24 decks and Don will do the same with Wild Construction. After we receive these solid bids, Don will send an email with pricing to all homeowners.

Item 2. Dee Bauer reported that Phase 3 of the Beautification Project is almost complete. Some black edging still needs to be repositioned, along with additional black dirt and a small amount of mulch.

Item 3. Mary Anderson was present at the meeting to give an update on the our new Wynstone website. The present website was built by Brian Nelson and the technology is old. Network Solutions will build us a new website for \$450.00 plus monthly maintenance. Mary will take over the monthly maintenance after a couple of months. It was also decided that

the Emergency Contact List will not be put on the website and keeping the list updated will be the responsibility of the Secretary. Motion to build a new website was approved.

- Item 4. Gutters.... Don got a price for cleaning our gutters from Cities Window who also wash windows of some of our homeowners. Cities Window Cleaning's price for all gutters including tax is \$1161. Ron Power also states that if a gutter does not require cleaning there would be no charge for that gutter. So the bill could be \$200 - \$300 less. The board approved to give the gutter cleaning project to Cities Windows. Don will ask him to put us on the calendar to come out and clean our gutters in the middle of October.
- Item 5. Steve Senn reported that he and Chuck Bauer removed the branches which were hanging on a neighbors garage close to the property line. These were branches from our tree. At this time, no further action is required.
- Item 6. Reserve Study and Master Insurance Policy
Steve reported that he is working with North Risk Partner for better insurance pricing and coverage for Wynstone HOA. He also stated he is working on our Reserve Study using numbers that accurately state Wynstone needs. Larry reminded him that a complete Reserve Study is needed for the Budget which is due to send out by September 21.
- Item 7. Lawn Services.....After some complaints about Precision Lawn Services, the board decided to get quotes from a couple of other lawn service companies. The quotes need to cover snow removal, the sprinkler system and lawn services. Steve will reach out to get a quote from a company he is familiar with and Dee Bauer will contact Greenleaf Landscaping.

Meeting was adjourned at 730pm

Respectfully submitted,
Dee Bauer, Secretary

