

Date September 8, 2022

To Wynstone Townhouse Assn. Members

From Wynstone Board of Directors

Re Board meeting September 1, 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
Sandy Rikhus
Special invitation to Mary Anderson

Agenda

1. Make decisions on the deck maintenance
2. Budget and Reserve Study
3. When to do our street and driveway seal coating.
4. Request to plant seven trees on our property.
5. Agenda for annual meeting
6. Other old and new business

Item 1. Decks. Don started the discussion by asking board members what they thought was the approximate number of home owners who use their decks. The consensus was 25% or less. With that in mind, Don made a motion that we should go with the original bid by Wild Construction which would only include the replacement of two decks. A motion was made but a majority vote was not reached. The cost to give every homeowner a composite deck with metal railings is \$170,000. After some discussion about the high cost of total replacement a motion was made to get an estimate including metal railing instead of wood railing. All members were in favor. Don and Steve will look into this.

Item 2. Budget and Reserve Study. Steve went over the Reserve Study which shows \$330,393 for 2022. Some expenses coming up besides the deck project are sealing our driveways and roads which are up for maintenance next year. Proceeding with the deck project will cut into the Reserve. Steve ran some numbers using 8% for the 2023 Budget. All members agreed that dues will need to be raised. Steve also went over the insurance rates for 2023 and it was voted to go with State Farm. However, he wanted to go back to Acuity for some clarification.

Item 3. Street and driveway seal coating. Steve said the reserve study shows we have \$4700.00 for sealcoating next spring.

- Item 4. Request from neighbor to plant trees on our property. The owners of the home with the pool behind 13680 and 13668 have asked to plant seven large trees on our property for their privacy. All board members voted no to this request.
- Item 5. Agenda for our annual board meeting on October 11 need to be finalized and prepared to go in the mail by September 21. Larry and Dee will work on this.
- Item 6. Old business. The owners of the tree on the South side of our property where Steve and Chuck had removed some branches was wandering when our Association will be removing the tree. Steve contacted the City of Eden Prairie and he was told that removing the tree was not our responsibility.

Meeting was adjourned at 745pm

Respectfully submitted,
Dee Bauer, Secretary