

Date September 19, 2021

To Wynstone Townhouse Assn. Members

From Wynstone Board of Directors

Re Board meeting September 9, 2021

Attending Pres. Don Kalscheuer (2021)
VP Larry Greely (2021)
Sec. Dee Bauer (2021)
Member at Large Joe Rogness
Member at Large Sandy Rikhus

Agenda 1. Annual meeting Preparation (agenda)
2 Financial Report
3. HOA Insurance
4. Beautification Project
5. Decks
6. Irrigation System
7. New Business

Item 1 Annual Meeting Preparation

Date: October 12, 2021 at 6PM- 8PM at the Eden Prairie City Center in rooms 3,4.
Annual meeting information should be mailed to Wynstone homeowners by
September 20.
Agenda for the meeting:
Don.....Siding, Deck concerns
Larry.....2022 Budget/Insurance Master Policy
Brian.....Investment/Reserve Study numbers
Committee report....Dee will give update on Beautification Project and Hennessey tree
request
Board members for the upcoming year

Item 2 Financial Report
Brian was not present at the board meeting, but he was hoping to have the Reserve Study
by September 15.

Item 3 HOA Insurance
Larry informed the board that our present insurance company, Cincinnati Insurance,
has dropped us. Larry has reached out to our insurance agent to get some quotes
by September 15. It is suspected that our rates may increase.
Larry announced that he was increasing his accounting fee by \$25 a month. A motion

was made by Sandy and second by Joe to accept the increase.

Item 4 Beautification Project Phase III

Phase III of the project will be completed next spring and summer. It was decided the project will include the following areas on the sides of our units: black dirt where needed, either replace black edging with new or correct the height of the current edging and spreading mulch. Dee will contact Bruce from Greenleaf Landscaping to come out and give us a quote this fall. Joe made a motion to proceed and Don second the motion.

Item 5 Decks

Don made a suggestion that since we have plenty of stain/paint available that next spring we sand and paint/stain home owner's decks who wish to have it done. Don will work on getting bids for composite decks and also new maintenance free railings. This project may have to be completed in stages.

Item 6 Irrigation System

Board members are not happy with maintenance of our current irrigation system. After some discussion, it was decided to get a bid from a company who just deals with lawn irrigation. Joe volunteered to head the committee.

Item 6 New Business

Larry announced that he was increasing his accounting fee by \$25 a month. A motion was made by Sandy and second by Joe to accept the increase.

Don reported that Carol Hennessy requested that a Baby Blue spruce evergreen tree be planted between their unit and the fence. Don asked Dee Bauer to research what type of tree would work in that area. The board would then consider the information and vote on the project.

Meeting was adjourned

Respectfully submitted

Dee Bauer, Secretary