



**Wynstone Townhome Association
Annual Meeting Minutes
October 14,2024**

The twenty third Annual Meeting of the Wynstone Townhome Association convened at 6:30PM on Monday, October 14,2024, in Heritage Rooms 3,4 at the Eden Prairie City Center located at 8080 Mitchell Road.

Larry Greely, Board President, called the meeting to order at 6:35PM with a quorum being present. Other Board members present at the meeting were Larry Henning, Vice President, Don Kalscheuer, Board Member at Large, Rick Rikhus Board Member 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 9, 2023 were approved by the membership. Motion was made to accept the minutes by David Gjerset and second by Barb Senn.

REPORT OF OFFICERS

PRESIDENT’S REPORT – Larry Greely

Larry addressed the border issue on the South and North side of our property. A survey showed that the soccer set was on our property on the North side as well as a swing set patio on the South side. Both of the issues have been resolved. Since last year, the Reserve study has been updated. We negotiated with Acuity, our insurance company, and we will stay with them for another year Our insurance policy is issued in November 2024 and Mary Anderson will put it on our website. Our Reserve study called for our roads to be sealed in 2024, but we decided to wait until 2025. As far as our Reserve, an interest rate near 5% was negotiated and an additional \$50,000 in funds was added. Larry said that at the present our financials are in good shape with \$230,000 in our bank account, and our long term Reserve is good for major projects. Motion was made and second to accept the Reserve study. Larry mentioned that we will be taking a vote to increase our Association monthly dues by \$25.00.

Architectural Control

Larry reminded owners that according to our Guidelines, the property in front of each unit is the responsibility of the property owner.

The Common area such as the grass is owned by the Association. Decks are considered Limited Common Property for your exclusive use.

VICE PRESIDENT'S REPORT – Larry Henning

No report

TREASURER'S REPORT

Since the Treasurer position was open, Larry Greely covered the information.

External Audit/review by a CPA

A motion was made to opt out.

2025 BUDGET APPROVAL

The Board is recommending raising the dues by \$25 to \$400. The Board has decided to use \$8000 from interest on a CD to help pay for the dues. The motion was made and second to accept the increase in our monthly dues.

ELECTION OF NEW BOARD MEMBERS

There are two positions open on the board. Nominations will be for 3 year terms and the Board elects an officer and what positions for a one year period. Susan Larson was nominated to serve on the board and she accepted. The new board and the new nomination are going to meet to decide on positions right after the Annual Meeting. We expressed thanks to Dee Bauer and Steve Senn for serving on the board.

OLD BUSINESS

Covered in President's report.

NEW BUSINESS

A request was made by Helen Leitch to plant a new tree in the area behind their unit. Linda Morantz reported some areas on her steps and sidewalk needed repair. Cliff Leitch has a vent on the backside of his property which is covered by siding. We also welcomed our new neighbors Jon and Laurie Steckman in unit 13712.

Motion was made to adjourn the meeting at 735pm.

