



**Wynstone Townhome Association
Meeting Minutes
July 8, 2021**

Date July 8, 2021

To Wynstone Townhouse Assn. Members
From Wynstone Board of Directors

Re Board meeting July 1, 2021 at 632PM

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

Agenda

1. Update on deductibles for roof.
2. Sidewalk repair update.
3. Beautification project Phase 2 regarding mulch for homeowners
4. Color of shutters above garage doors
5. Phase 3 of the Beautification Project
6. Siding repair
7. Reserve study
8. Future deck replacement
9. Irrigation system
9. Gutter and downspout issue

Item 1. Larry reported on how many homeowners still needed to submit their assessment payment for their portion of the insurance deductible to the Association. Larry will submit 2nd notice to those owners.

Item 2. Brian gave an update on the progress of our sidewalks. Garage Floor Coatings of MN has had setbacks due to a shortage of workers and material. In June, they came back to complete the 10 sidewalks which needed to be coated. The remaining 14 will be completed in the fall.

Item 3. Dee gave a report that all parts of Phase 2 of the Beautification Project have been completed except for providing mulch for the front areas of our homes. It was decided that mulch will be provided for whoever wants some. Weeding the front areas is the responsibility of homeowners as stated in our guidelines. Dee will compose a letter stating when mulch could arrive and homeowners need to weed prior to date.

- Item 4. After a short discussion, the board decided to paint the shutters above the garage using the same color. No decision was made as to when this project would take place.
- Item 5. Phase 3 will include work on the sides of our units. It was decided to ask Greenleaf to price adding 3 bushes, mulch and repairing black edging where needed.
- Item 6. Don will send a registered letter to NMC regarding unfinished work. NMC has not responded to any calls. Don will put a piece of siding on Ruth Cina's home and will then close the book on the siding project.
- Item 7. Brian will work on the reserve study by including the expenses we have had due to updates. Current reserve amount is \$350,000 which is not incurring any interest. One action we may need to take is due raise the Association's dues.
- Item 8. The board discussed that the condition of our decks depends on which side of the house they are located. We need to first assess what decks need our attention in the near future. Don will get some pricing comparing permanent decking to other options.
- Item 9. After some discussion it was decided that Precision needs to come and assess if the irrigation system is functioning properly.
- Item 10. Don brought up the fact that our new gutters were not able to handle the recent heavy rain due to the size of gutters and downspouts which were installed. Larry also brought up that he has an issue with drainage in his backyard due to an improperly installed pipe.

Meeting was adjourned at 810pm

Respectfully submitted,
Dee Bauer, Secretary