

Date September 11 ,2024
To Wynstone Townhouse Assn. Members
From Wynstone Board of Directors
Re Board meeting September 9, 2024 at 700PM

Attending Pres. Larry Greely (2025)
Treas Steve Senn (2024)
Sec. Dee Bauer (2024)
Member at Large Don Kalscheuer (2025)

Agenda 1. Approve 2025 Assessment
2. Review property owner settlement
3. Current deck issues
4. Guidelines update
5. Annual report mailing date
6. Confirm current board retirement for annual report and records

- Item 1. Steve Senn presented the 2025 Budget for the Wynstone Townhome Association. There was also a discussion on renewing our CD and the Board decided to add an additional \$60,000 to it. After discussing the numbers in the 2025 Budget, it was decided that we needed to increase the monthly dues from \$375.00 to \$400.00.
- Item 2. The board was given an update on the property issue with a neighbor on the south side of our property. The owner rejected our proposal and she has removed everything from our land. We decided not to do anything until there is a complaint. This applies to the wall which the owners removed.
- Item 3. Don Kalscheuer is working on updating and rewording the Architectural Review/ Landscaping Design Request Form.
- Item 4. A few maintenance issues were brought up. A gravel and seal coating will need to be done on our road. Don has a louver on his garage that needs to be painted. We will need to look at all units. Cliff Leitch has reported that there is a vent missing on his unit. All other units have it. We're not sure what this vent is for, but it definitely needs attention.
- Item 5. Current deck issues. There are 3 units, 13732, 13728, 13716 which have added partitions onto their decks without Board approval. No request to add these were ever presented to the board. Steve Senn contacted the attorney for our Association and he strongly suggested to have the partitions removed. The Board voted to send a letter to the owners of these units letting them know that the partitions need to be removed by September 30.
- Item 6. The Annual Meeting information will be mailed out on September 16.

Item 7. The office of Secretary and Treasurer will need to be filled this year. Dee Bauer and Steve Senn terms are up this year. Rick Rickhus has also informed the Board that he will be leaving the Board. We need members to step up and be on the Board to fill these empty positions.

Respectfully submitted by Dee Bauer, Secretary