



**Wynstone Townhome Association
Annual Meeting Minutes
October 9, 2023**

The twenty third Annual Meeting of the Wynstone Townhome Association convened at 6:30PM on Monday, October 9, 2023, 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 Joe Rogness, Vice President, Steve Senn, Treasurer, Sandy Rikhus, Board Member At Large, Don Kalscheuer, 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 10, 2022 were approved by the membership.

REPORT OF OFFICERS

PRESIDENT'S REPORT – Larry Greely

Larry covered some projects which were completed over the past year. Our new decks were completed as well as all seal coating of our driveways. Roads are scheduled for seal coating in 2024. We hired a surveyor so that we would have an actual report of our property lines. Larry said that Steve would explain the reason for the survey. He also reported that we have hired a company to do a Reserve study since the last study had incorrect numbers. Also, the budget for 2024 shows an increase of more than \$7000.00 over 2023. Larry mentioned that we will be taking a vote to increase our Association monthly dues by \$25.00.

VICE PRESIDENT'S REPORT – Joe Rogness

Joe reported that the deck project has been completed. Homeowners agreed that our new decks look nice. He also reported that our lawn service did a check of all the sprinklers. A couple of issues were brought up by homeowners. Cliff was wondering if something could be done to take care of our vole problem. Cathy said that Bent Creek golf course had the same problem and she will talk to them about how they took care of the problem. Susan Larson would like to see if our lawn service could use an organic type of fertilizer for our lawns. She expressed concern about the smell of the present chemicals being used.

TREASURER'S REPORT – Steve Senn

Steve reported that the survey of our property lines showed that the soccer set was on our property and that a home owner living next to our southern edge has a swing set and patio area on our property. The soccer set has been removed. A motion was made to contact the home owners with the swing set and patio. Steve addressed the need to do a new Reserve Study. Our last study did not use the correct funding, the dates when work was done on our units and the previous company who did the study is no longer in business. Steve received quotes from two companies. Once the Board receives the results, we will notify all homeowners. A Reserve Study should be done every 3 to 5 years and the Reserve study guidelines recommend a 70% funding level. Larry reviewed the financial reports presented as of August 31, 2023. Steve also reported that \$150,000.00 was put in a CD with a 5% interest rate. Don Kalscheuer asked if the \$7500.00 interest on the CD is included in our budget to reduce costs. It is not included. Cathy Hegg also noticed that even though our dues have increased over two years, the contribution to the Reserve is the same as last year. Treasurer data was approved.

COMMITTEE REPORT – Dee Bauer

Dee reported that several trees and dead pine trees were removed from our property. Also, dead branches were removed from other trees.

2024 BUDGET APPROVAL

Based on the 10% increase in expenses for the coming year, Dave Gjerset made a motion to raise the dues by \$25 to \$375.00 per month for 2024. The motion was seconded.

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. Larry Henning and Rick Rikhus were nominated to serve on the board. The new board and the new nomination are going to meet to decide on positions right after the Annual Meeting. We expressed thanks to Joe and Sandy for serving on the Board.

Dee Bauer and Steve Senn terms expire in 2024.

OLD BUSINESS

Larry Greely recommended that all homeowners to have \$50,000 coverage on their HO6 policy for any potential assessment passed on to the homeowner through an Association claim. Cathy Hegg brought up snow removal. Our contract for snow removal is from November 1 to March 31. Homeowners facing North would like more salt on their driveways. Homeowners questioned the guideline about plows coming when the airport has 2 inches of snow. Larry said that we can have all the guidelines for snow removal changed, but it will come at a price. It was pointed out that last winter was unusual.

NEW BUSINESS

Don asked for a motion to adjourn the meeting. A motion was made and seconded and the meeting was adjourned at 7:28PM.