

Date September 17, 2026

To Website - Wynstone Townhomes Association

From Wynstone HOA Board of Directors

Re HOA Board Meeting September 17, 2026 at 4:00PM

Attending	President	Larry Henning	(2026)
	VP	Rick Rikhus	(2027)
	Treasurer	Steve Senn	(2028)
	Member-at-Large	Larry Greely	(2028)
	Secretary	Susan Larson	(2027)

Agenda

1. 2026 Wynstone Townhomes Annual Meeting preparation
2. Review of DRAFT of 2027 Budget Detail and 2027 Wynstone Townhomes Annual Meeting preparation
3. Discussion of street crack and driveway repairs
4. Precision Landscaping snow removal expectations review
5. Trees budget and Commons Area HOA agreement decision making policy regarding tree replacement

- Item 1. Larry Greely will assemble Wynstone HOA Annual Meeting document package for a mid- or late-October 2026 Annual Meeting. Susan Larson to update 2026 Annual Meeting cover letter/Agenda. Larry Greely to distribute package to Owners. Larry Greely distributed Statement of Assets, liabilities & Fund Balances – Tax Basis as of September 30, 2026 spreadsheet review .
- Item 2. Larry Greely distributed DRAFT 2027 Budget Detail for Board review. Initial conclusion is to raise HOA dues to \$430 monthly. Steve Senn updated draft 2027 Budget Detail to reflect 2027 Precision landscaping, Allied Waste Services trash removal, and Accuity insurance contracts, account for ~6% for inflation for remaining budget items.
- Item 3. Susan Larson to issue street and driveway repair notice for Seal King’s 9/22/2026 work.
- Item 4. Larry Henning to review contract expectations regarding mailbox and fire hydrant clearing, and bulk snow locations.
- Item 5. Board 4 – 1 vote decision regarding 13680 request for reimbursement for news request is denied. HOA governing documents statement of authority for issues regarding Wynstone Common Areas are at the discretion of the Board, applies to decisions regarding replacement of Common Area removed trees.

New Business

- Sidewalk repairs for 13696, 13732 and 13744 for \$1,084 each.
- Gutter cleaning to be schedule after the majority of leaves fall.

Respectfully submitted by Susan Larson, Wynstone Townhouse Association Secretary