



**Wynstone Townhome Association
Annual Meeting Minutes
October 8, 2025**

The 24th Annual Meeting of the Wynstone Townhome Association convened at 6:00PM on Wednesday, October 8, 2025, in Heritage Room 3 at the Eden Prairie City Center located at 8080 Mitchell Road, Eden Prairie, MN 55344.

ATTENDEES

<u>Address</u>	<u>Name</u>
13652	Mary Anderson
13600	Rick & Sandy Rikhus
13700	Roxanne Garoutte
13620	Larry & Karen Henning
13616	Chuck & Dee Bauer
13696	Steve & Barb Senn
13780	Larry Greely
13712	Jon & Laurie Steckman
13760	Dave Gjerset
13632	Susan Larson
13684	Herb Legler (resident & proxy for 13684 listed below)

PROXY FORMS

Six (6) proxies were received from units:
13732, 13604, 13748, 13684, 13648, 13716

CALL TO ORDER

Larry Henning, Board President, called the meeting to order at 6:01PM with a quorum, 51% or greater, being present. Other Board members present at the meeting were Larry Greely, Interim Treasurer, Susan Larson, Secretary, and Rick Rickhus, Interim Board Member-at-Large. Don Kalscheuer, Vice President, was not in attendance.

The October 8, 2025 Wynstone Townhome Association Annual Meeting documents were mailed to homeowners on September 14, 2025. Proof of notice of the meeting was acknowledged and the minutes from the previous annual meeting held on October 14, 2024 and were approved by the homeowners. Motion was made to accept the minutes and was seconded and followed by an all “aye’s” vote.

PRESIDENT’S REPORT – Larry Henning, President

Larry Henning discussed the work that was completed in 2025. Discussions included sidewalk cracks and concrete sealing/coating work, post and shutter painting, erosion work, gazebo and front entry mulch installation, and tree removals. Also discussed was ongoing solicitation of bids for stump removals along Baker. This work will be done this fall.

TREASURER’S REPORT – Larry Greely, Interim Treasurer

2025 FINANCIALS

Larry reviewed the current Year-to-Date budget and actuals, which were attached to the meeting documents mailed to all homeowners. At the present Wynstone financials are healthy with \$240,000 in our bank account through August 2025.

2026 BUDGET, RESERVE AND MONTHLY DUES

Motion was made to accept the 2026 Budget and was seconded and followed by an all “aye’s” vote. We negotiated with Acuity, our insurance company, and we will stay with them for another year. Our renewed insurance policy will be issued in November 2025, and Mary Anderson will upload it to the Wynstone1.com website.

The 2025 Annual Meeting documents that were mailed to homeowners indicated a \$400 to \$440 monthly increase in dues. Based on the final premium negotiation with Acuity, the insurance premium increase will not require a \$40 monthly increase. The Board is recommending raising the dues by \$25 to \$425. This will allow for coverage of expected 2026 maintenance costs and continue to maintain the reserve at an acceptable level. The motion was made to accept the increase in our monthly dues and was seconded and followed by an all “aye’s” vote.

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 1-year period. Steve Senn was nominated to serve on the Board and he accepted. Larry Greely and Steve Senn were nominated and both were approved. The new board and the new nominees will meet and decide on positions right after the Annual Meeting.

OLD BUSINESS

Covered in President’s report.

NEW BUSINESS

- Fiber optic installation by Intrepid/SelectROW (T-Mobile Vendor) They are requesting a Right of Entry Agreement to develop a plan.
 - Homeowners requested that we obtain more details regarding their work
 - how and where they will install the cable
 - what the box(es) on the property will look like
 - where they will enter the home
 - what kind of outlet will they have in the home (most installations are a standard wall outlet in the home)
 - Susan Larson to follow-up with Intrepid and send out an e mail to homeowners
- Homeowners have raised concerns that a major portion of that center area brush overgrown and is an invasive plant called Buckthorn. If left alone it will “choke out” the original plants and take over. Homeowners suggested that we speak with some companies to get bids on removing the overgrowth.
- Larry Henning has had the City arborist out to the property in the past. The Board and homeowners expressed concerns about the capabilities of Precision Landscaping to maintain trees. The Board will look into several reputable tree maintenance companies, preferably with an arborist on staff.
- A vote on having an audit was passed over, so no change from the 2024 voting results to forego an audit.

Meeting adjourned at 7:10pm.