

Date: November 5, 2025
To: Wynstone Townhouse Association Members
From: Wynstone 2025 Board of Directors
Re: Follow up Board discussion from 2025 Annual Meeting, meeting called to order at 5:03pm
Attending: President Larry Henning (2026)
VP Rick Rikhus (2027)
Treasurer Steve Senn (2028)
Secretary Susan Larson (2027)
Member-at-Large Larry Greely (2028)

Agenda: Larry Henning e mailed the Board on 10/29/25 the following items to be discussed:

- Update from Susan Larson on the fiber project
- Update from Steve Senn on tree company bid for removal of ash trees and buckthorn removal
- Info on the siding issues

Minutes:

- Awaiting information from fiber optic installation contractor, CCI Systems, for walkdown the week of 11/10/25 (Joe Suelter, Field Walkout Technician, joseph.suelter@ccisystems.com, 309-406-5231. After walkdown, contractor will send a plan for the Board to review and approve. Board has agreed that the preferred route would be around the rear of the homes. Susan will communicate that to the installation contractor. Kyle Rose, Project Engineer, Intrepid Fiber, kyle.rose@intrepidfiber.com, will be the contact should we decide to go ahead with the installation. Steve Senn shared a recent brochure mailing regarding homeowner costs for T-Mobile fiber optic wi-fi. Individual homeowners will be responsible for their own decision regarding whether they will contract for fiber optic wi-fi.
- On behalf of Larry Henning, Susan Larson to send e mail regarding deck partition issue.
- Larry Henning discussed managing ongoing siding issues.
- Steve Senn is obtaining a bid from True Tree Solutions (bonded and insured) for the hollow area buckthorn removal and treatment, and dead tree and stumps removals.
- Larry Greely provided copies of the following: updated 2026 budget details reflecting the January 2026 HOA fee increase of \$25 to \$425/month, HOA Bank Activity Report as of November 30, 2025
- Larry Greely and Steve Senn have negotiated a new \$235,000 Certificate of Deposit (CD) for 9 months at 3.44% with BMO.
- Larry Greely stated that our HOA master insurance policy has a deductible of \$250,000. Homeowners must have at least a \$50,000 loss assessment in their individual HO-6 insurance policies to be able to cover a major loss. Larry Greely to obtain a letter from our insurance company to be issued to all homeowners explaining this requirement.

Meeting adjourned at 5:35pm

Respectfully submitted by Susan Larson, Wynstone Townhome Association Secretary