



**Wynstone Townhome Association  
Annual Meeting Minutes  
October 10, 2022**

The twenty second Annual Meeting of the Wynstone Townhome Association convened at 6:00PM on Monday, October 10, 2022, in Heritage Rooms 3,4 at the Eden Prairie City Center located at 8080 Mitchell Road.

Don Kalscheuer, Board President, called the meeting to order at 6:05PM with a quorum being present. Other Board members present at the meeting were Larry Greely, Vice President, Steve Senn, Treasurer, Sandy Rikhus, 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 12, 2021 were approved by the membership.

**REPORT OF OFFICERS**

**PRESIDENT'S REPORT – Don Kalscheuer**

Don went over projects which the Board worked on during his term as President since 2018. The siding repairs on our homes was finally resolved and completed. A drain was found and uncovered behind Unit 13632 which so far has helped prevent flooding behind Unit 13616. Seal coating of our road and driveways was completed and a second coat is due in 2023. The three phases of the Beautification Project were completed with the final phase taking place in summer of 2022. A new Association website was recently completed. A sign, identifying our Association, was placed in the middle divide when entering our property. After much discussion and research, the Board finally came to a decision to have new composite decks installed on all units in 2023.

**VICE PRESIDENT'S REPORT – Larry Greely**

Larry reported on the Financial Report as of August 31, 2022 enclosed in each packet which was mailed to all Homeowners. He talked of some key points in the Operations Statement such as the Actual versus Budget and changes in our future Budget. Larry said that we will be voting on an increase in our HOA dues. Our Association will be changing our garbage service which will save us a significant amount of money in 2023. Also there will be an increase in premium of approximately \$6000 for our Association Master Policy with Accuity.

## **TREASURER’S REPORT – Steve Senn**

Steve went over the 2023 Budget which incorporates an \$25.00 increase in our HOA dues. The total amount of our Reserves is \$351,105.00. The 5 major expenses in our budget are, Reserves, Insurance, Lawn/Snow, Trash, and Sewer/Water. Typically, there is an annual increase of 9 % increase in these areas. Steve went over some comparisons of raising our HOA dues over the next 20 years. He stated that we are responsible to make sure we have the Reserve up to date. A review will be done in the next couple of months. Basically, we will have a plan for funding the Reserves to the future so it will be solvent. The major expense for 2023 are seal coating the street and driveways. The cost of our new decks will be taken out of the Reserves also.

## **COMMITTEE REPORT – Dee Bauer**

Dee reported on the completion of Phase III, the final phase of the Beautification Project. Phase III focused on the sides and backs of all units. Dirt was spread where needed, black edging was either replaced or put back in place, and lots of mulch was spread under the decks on the North side. Mulch was also spread on the sides and backs of other units which needed it. Repair was made along Larry Greely’s wall. Dirt was spread, a heavy plastic was put down and heavier rock was spread to prevent future washout. The area in front of Larry’s unit was also filled with dirt and the stone edging was straightened out. Some overgrown or dying shrubs were removed and 2 new Baby Blue Spruce trees were planted on the North side.

## **2023 BUDGET APPROVAL**

Based on the information presented by Larry and Steve, Don made a motion to raise the dues to \$350.00 per month for 2023. The motion was seconded and approved.

## **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 Greely was nominated to stay on the Board and he accepted. The new board and the new nomination are going to meet to decide on positions right after the Annual Meeting.

Sandy Rikhus and Joe Rogness terms expire in 2023, Dee Bauer and Steve Senn terms expire in 2024.

## **OLD BUSINESS**

Gutters...Don informed the Association that we have contracted Cities Window Cleaning to clean our gutters. They will clean the gutters in November.

Decks...Motion was made and seconded to move forward to replace our decks with composite material and select Wild Construction to do the project. After looking at different color samples, a motion was made to accept Pecan decks with black railings. Don asked Todd Werner, who has construction knowledge, to overlook the construction of the decks.

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.

### **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.