

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
BOARD MEETING
APRIL 17, 2008**

I. Call to order and attendance

Linda Gray, President, called the meeting to order at 6:35 p.m. All members present. Dave Munro, Towne Properties, present.

II. Approval of Minutes

Minutes of January Board meeting approved as written. Minutes for the Annual Board Organizational meeting, held on March 1, 2008, was electronically submitted and approved by the Board members.

III. Reports of Officers

A. Linda Gray, President, gave a verbal report. Newsletter will go out the second week of May advertising June 6th – 7th Garage sale, etc. There will be new signs.

B. Dave Riley, Vice President, gave a verbal report. Discussed the duties of the Association in regards to maintenance and repairs. In addition, a handout entitled Annual Maintenance Assessment Purposes was given to each Board member. Request to the Board to read the Rules and regulations regarding the completion of the changing of and adding to in updating process.

IV. Property Manager Report – All figures as of March 31, 2008

Operating cash balance	\$ 54,664
Assessments collected	\$ 328,758
Operating expenses	\$ 337,510
Operating Expense budget	\$ 351,974
Reserve Expense	\$ 84,286
Reserve acct. balance	

Cash	\$ 543,218
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CD	\$ 370,503
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Delinquencies – 10 liens filed. 9 foreclosures are in process.

Late fees collected: \$1,057.00

V. Report from Clubhouse Coordinator – Verbal report

One (1) rental in March.

VI. Committee reports

A. Architectural - Written report filed.

B. Finance – verbal/written report. Kay Wentzel & Jeanne Lecuit, Chairman, went to Towne Properties to review all current monthly bills. All in order. Discussion regarding renewal of CD's. Report filed.

C. Landscape – verbal/written report. Committee recommends that Hemmer do all shrub replacement. Roll call vote unanimous. Report filed.

D. Capitol Improvement – verbal/written report. Report filed.

Motion made by the committee – Recommends accepting a bid to use Hershenberg Painting contractor for a five (5) year program. Roll call vote unanimous to accept committee recommendation. Discussion – Look into protection clause for paint and applying of paint. Building Paint presentation regarding discussion with Painting contractor. Colors will be chosen by the Board.

New retaining wall has been completed at the Clubhouse.

The Wynds streets will be seal coated starting in May.

E. Pools – Advertising for Pool attendants has begun. Pool will open Memorial Day week-end.

VII. Unfinished/Old Business – No old business at the time.

VIII. New Business –

1. Kay made a motion to create Dog Waste areas throughout the community. Dog owners remove dog waste. Failure to use areas and clean up will be fined immediately. Roll call vote unanimous.
2. Motion by Dave Riley – If there are not enough applications for Pool attendants, cancel the program for the summer of 2008. Roll call vote unanimous.
3. Motion by Dave Riley – Power wash every deck in the community every five (5) years, as needed, when buildings are being painted. Roll call vote – 7 No, 1 Yes Motion did not carry.
4. Motion by Dave Riley – Purchase a new Pool cover for the Cliffs pool by the end of summer 2008. Roll call vote unanimous.
5. Motion by Frank Banker – I move to remove and repair (rebuild) the exterior overhang at the side entrance at 6343 Brookside, per Eubank Construction bid. Roll call vote – 7 for and 1 against. Motion carried.

Meeting adjourned at 9:15 pm.

The next Board meeting will be open to Homeowners on May 15, 2008 at

7 pm.

Bobbie Sieja
Secretary