

MINUTES-WYNDS BOARD OF DIRECTORS MEETING
MARCH 20, 2008

President Linda Gray, presiding officer, called the regular monthly meeting of the Wynds at Oakbrook Homeowners Association Board of Directors to order at 630PM on March 20, 2008. Dave Riley substituted for the secretary, Bobbie Sieja, in her absence. Other Board members in attendance were John Alexander, Frank Banker, and Brenda Weimer. There being a quorum, the meeting continued.

Minutes of the January 17, 2008 meeting were not complete and will be presented for approval at the next regularly scheduled meeting on April 17, 2008.

President Linda Gray presented a summary of issues discussed with the property manager at a meeting on March 14, 2008.

Vice President Dave Riley discussed the need for committee chairs to fill the slots available on their respective committees.

Property manager, Dave Munro, presented his monthly report including financial status, delinquencies, pool attendants, and proposed painting. The Board instructed Mr. Munro to clean-up the Replacement Reserve schedule by eliminating non or seldom used accounts. Property manager report is attached.

Architectural committee had no report for filing.

Financial committee report is attached.

Landscape committee report is attached.

Clubhouse coordinator report was presented by President Gray. The clubhouse was rented 4 times during the month of February. No issues were indicated in submitted report.

Capital Planning report is attached. In addition, the Capital Planning committee made several recommendations (i.e. motions) that were presented to the entire Board.

- Recommended that Hemmer be contracted to re-build the rock wall at the clubhouse that has deteriorated. Bid to do the complete project was \$6,888. Vote to construct the wall was unanimous.
- Recommended that Blue Chip be contracted to seal cracks and joints in the asphalt paving in the Wynds section of the community. Bid for the complete work was \$14,295. Vote to contract Blue Chip was unanimous.
- Recommended that a golf cart be purchased by the community for the purpose of inspecting the premises, etc. Board voted to table this recommendation pending further study.

Total of the two approved bids is within \$300 of the amount budgeted for the work. The \$300 will be taken from reserves.

Unfinished business involved the street light replacement/repair at Englewood and Trapside. Mr. Banker made a motion to proceed with the replacement/repair at a cost not to exceed \$1,500. Board voted unanimously in favor of the motion.

The Board had invited Jim Kentley of Hemmer to address the group concerning invoicing issues. Mr. Kentley indicated that he would insure that invoicing is done in the manner requested by the Board.

Two issues of new business were addressed by motion and Board vote, and are enumerated below:

1. Dave Riley submitted a motion to declare the 2002 Welcome Book null and void. The motion was seconded. Discussion led to a revised motion approved by both Mr. Riley and the second. The motion was amended to allow for re-evaluation of Board approved rules and regulation. The 2002 Welcome Book will become null and void effective 1 July 2008. Motion passed unanimously.
2. Dave Riley submitted a motion stating that the pool attendants for 2008 will be paid \$10 per hour. Motion was seconded. Motion was passed unanimously.

There being no further business to come before the Board, the meeting was adjourned at about 830PM. Next regularly scheduled meeting will be April 17, 2008 at 630PM.

Dave Riley, Acting Secretary