

Wynds at Oakbrook Homeowners' Association Minutes of October 20, 2011 Open Board Meeting

Call to Order:

The regular meeting of the Board of Directors of the Wynds at Oakbrook Homeowners Association was held on October 20, 2011 at the association clubhouse. The President, Mr. Landenwicht, called the meeting to order at 7pm. Members in attendance were Ms Parker, Ms Weimer, Ms Carter and Ms Adams. A quorum was present. The property manager, Al Miller and Michele Westrich were also in attendance.

Mr. Landenwicht made a motion to approve the minutes from the September 15, 2011 meeting to be approved as read. All voted yes to approve as read.

Presidents Report:

1. Minutes updated on our website
2. Document from the Associations Lawyer has been posted on our Website defining our property as a PUD/Landominium. They are also making a document that will be posted at a later date defining the Associations and the Homeowners' responsibilities.
3. Thanked the Finance Committee for their work on next years budget. Brickman will be our new landscape company next year and that contract has been signed.
4. Roofs - 26 of the 29 have been completed. The remaining 3 should be done by the end of the month.
5. We have completed 4,000 sq. feet of concrete work this year.

Vice Presidents Report:

- Delinquencies:
1. One resident paid \$2944.00 in delinquent payments. Year to date we have collected \$25,165.49 in past due payments from residents.
 2. Four liens were filed

Property Managers Report:

1. Financial report
2. Presentation on how next years budget is formulated
3. Provided the Board with a list of Work Orders / Completion updates
4. Discussed Ashe Tree treatments

Committee Reports:

Architectural Control Committee: No report
Clubhouse: No report

Communication Committee: We will be putting out a newsletter the first of December and request in-put as to items of interest to be included.
Finance Committee: Working on the budget and next years proposed contracts
Landscaping Report: As soon as the ground is dry there are a couple more trees to remove and then the stumps will all be ground.
Nominating Committee: Reminded everyone that there are 3 Board openings and the election will be in February. Towne Properties will be sending out information the first of the year.

Unfinished Business:

Motions previously voted on and approved by the Board at a Special Meeting, October 10, 2011. (All were approved unanimously except item 3 as noted)

1. Requested our Lawyer to share an opinion regarding the status of our community as Landominiums. And to draft a document outlining the responsibilities of the Association and the homeowner.
2. Garage Door letter drafted by our Property Manager, Al Miller
3. Brickman Landscaping Contract negotiations. (5 yes, 1 no)
4. Ms Carter will fill the remainder of Mr. Halls term
5. Ms Parker will fill the remainder of Mr. Frankenbergs term
6. Moved \$100,000 from the Operating Account to the Reserve Account. (Approved unanimously by e-mail October 13, 2011)

New Business:

Al Miller will be retiring as Property Manager with Towne Properties. We would like to thank him for his work the past 5 months.

Residents Questions:

1. Request information on cleaning patios and who is responsible. The resident I is responsible for cleaning, the association is responsible for repairs.
2. Information on gutter guards on Sweetwater
3. Ms Kenyon - 6513 Summerfield. Water problem in basement (Property Manager, Mr. Landenwitch, and Mr. Verssen will be inspecting property)
4. Mr. Keller - Greens Edge. Leaves have not been picked up. 1560 Greens Edge - water problem in back of unit and work order has been submitted. (Property Manager will respond.)

Motion to adjourn by Ms Weimer, second by Ms Adams. Meeting adjourned at 8:20pm.