

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING
MAY 17, 2007**

I. Call to order and attendance

Linda Gray, President, called the meeting to order at 7 p.m. All members present. Kay Wentzel excused. Dave Munro, Towne Properties, present.
Homeowners –

II. Approval of Minutes

Minutes of April Board meeting approved.

III. Reports of Officers and Committees

- A. Linda Gray, President, gave a verbal report.
- B. Dave Riley, Vice President, gave a verbal report. All committees have been selected and are active. Recommended the Board discuss problems with parking violations in the community. Priority list has been updated and given to the Board.

IV. Property Manager Report – All figures as of Feb, 28, 2007

Operating cash balance	\$ 66,379
Assessments collected	\$ 397,818
Operating expenses	\$ 474,524
Operating Expense budget	\$ 416,293
Reserve Expenses	\$ 11,391
Reserve acct. balance	
Cash	\$ 406,160
CD	\$ 458,610

Delinquencies – 17 lien filed. 12 foreclosures are in process.

Late fees collected: \$3,014.00

Dave asked that the Homeowners and the Board not give Kevin and Jeff work to do when they are out in the community. Call in a work order to Towne Properties office.

V. Report from Clubhouse Coordinator - Becky Dozier

Verbal report. Written report filed. Clubhouse rented seven (7) times in March and three (3) in April. As of today, four (4) times in May have been signed up for. Written report filed.

VI. Committee reports

- A.** Architectural – verbal report.. Written report filed.
- B.** Finance – verbal report given. Written report filed.
- C.** Landscape – verbal report given. Written report filed
- D.** Capital Improvement –
 - (a) The Painting project will start Friday, May 18.
 - (b) Masden Roofing has completed the roof on 6602-6612 Trapside.
 - (c) Dave Munro and Frank Butler will inspect the buildings that have hail damage next week and make a recommendation to the Board at the next meeting. Kevin has already started the list of buildings. Written report filed.
- E.** Pools - Pools have passed inspection and are ready to open Memorial Day week-end. Change in Pool maintenance company - Added to the daily maintenance will be cleaning of the lower level bathrooms in the Clubhouse. Dave Munro has interviewed and hired three (3) pool attendants. Jamie McIntyre has volunteered to be Pool Manager. An ID and pool key check will take place at both pools this year.

VII. Unfinished/Old Business –

- A.** New street signs/posts put in by Kevin and Jeff at the entrances of the community. The plan is to continue to put up new signs throughout the entire community. Many thanks to Kevin and Jeff.
- B.** Community Garage Sale will take place Friday, June 1 and Saturday, June 2. Time: 8 a.m. until ? An advertisement will be in local paper. Contact Peggy Lisnek @ 647-9626 or Kay Wentzel @ 746-2789 with questions.

VIII. New Business

- A.** Water Aerobics – Cliffs Pool. – 6 week course. Participant will have to sign a release form for Towne Properties and Wynds of Oakbrook Association. More information will be printed in the Newsletter. Contact the instructor via e-mail – jtownes@fuse.net
- B.** Dave Riley and Linda Gray are working on updating the Rules and Regulations.

IX. Discussion with Homeowners

A committee, to be called Development Review, will be formed by Dave Landenwich and Frank Banker. Purpose is to continue

Meeting adjourned at 8:32 pm.

The next Open Board meeting will be on August 16, 2007 at 7 p.m.

The next Board meeting will be June 21, 2007

Bobbie Sieja
Secretary

