

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
BOARD MEETING
JUNE 21, 2007**

I. Call to order and attendance

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

II. Approval of Minutes

Minutes of May Board meeting and the Special June 4 meeting approved.

III. Reports of Officers

A. Linda Gray, President, gave a verbal report.

B. Dave Riley, Vice President, gave a verbal report. Parking violations, mentioned at a previous meeting, need to be discussed and acted upon. Dave Munro suggests reviewing the documents that have been set up for the Association. Dave and Frank Banker will review and report to the Board.

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

Operating cash balance	\$ 73,732	
Assessments collected	\$ 521,663	
Operating expenses	\$ 560,378	
Operating Expense budget	\$ 510,699	
Reserve Expense	\$ 55,753	
Reserve acct. balance		
	Cash	\$ 507,018
	CD	\$ 355,991

Delinquencies – 14 liens filed. 5 foreclosures are in process.

Late fees collected: \$4,311.00

Inspection of Buildings affected with Hail damage – Board received list of buildings designated for siding replacement and a list of buildings designated for siding painting. Dave Munro and Frank Banker will continue to make recommendations to the Board on the remaining buildings at the next meeting.

Jeff Davis, Maintenance for Towne Properties and the Wynds Association, needs a new transmission for his truck. Has not had the use of his vehicle for over a month. Board will discuss under new business.

V. Report from Clubhouse Coordinator – Written report

Five (5) rentals in June to this date. One (1) more rental on the 30th.

VI. Committee reports

- A. Architectural** - verbal and written report. Completed specifications for patio awnings – Board approval obtained. Completed specifications for storm doors – Board approval obtained. Five Improvement requests received. Three have been approved. Two pending.
- B. Finance** – verbal/written report. Kay Wentzel, Dave Landenwitch & Jeanne Lecuit, Chairman, went over all contracts.. All are in order. Kay and Jeanne went to Towne Properties to review bills paid. All in order.
- C. Landscape** – verbal/written report. A contract has been signed with Ammon/Jones to start removal and planting from our fall walk through.
- D. Capitol Improvement** – verbal/written report. Projects completed -
 - 1. Cliffview area – all proposed streets and pool parking lot resurfaced.
 - 2. Shady Cove – units 1560-1562, 1614-1624, and Greens Edge units 1547-1549 painted.
 - 3. Concrete drive repair – 1592 Shady Cove, 1598 Englewood, 1584 & 1598 Greens Edge Dr.
 - 4. Speed Hump installed 1678-1688 Shady Cove
 - 5. Walk-thru for hail damage Wynds and Fairways. Cliffview to follow.
- E. Pools** – verbal/written report. Pools opened Memorial Day week-end. Both pools are being monitored by five (5) attendants, all who live in the community. Since the opening, the attendants have incurred numerous incidents with the homeowners, guests and outside people. All incidents have been documented and shared among the attendants for information and they are aware of what can happen or has happened. Pool rules are being adhered in a just and calm manner. All pool key order requests are being checked for proper ownership, duplication or any other discrepancies.
- F. Newsletter** - Deadline for information is June 25. Newsletter will be mailed the first week in July.

VII. Unfinished/Old Business

- A. Website** – There is a need to change or modify the existing Website. Dave Riley will make inquiries and report to the Board.
- B.** There are still some driveways that need partial repair. Frank Banker will follow up.

VIII. New Business

- A.** Kevin Hennessy is receiving many calls, after hours, on his cell phone. This needs to stop. Also, Kevin and Jeff Davis occasionally are approached by homeowners while they are at work. This should not happen and interferences will be monitored. Call Towne Properties if you wish to report a work order or problem.
- B.** Discussion regarding Jeff Davis' truck – Kevin is using his truck, more than necessary. He put 700 miles on his truck in 19 days. A question was raised regarding the truck allowance given to the Maintenance men.

Motion by Dave Riley; I move that all maintenance technicians, working on Wynds property, abide by the contract with Towne Properties Asset Management Company – to provide tools and appropriate work vehicle. Unanimous affirmative vote by the Board.

Meeting adjourned at 8:50 pm.

The next Board meeting will be on July 19, 2007 at 7 pm.

Bobbie Sieja
Secretary