

**THE WYNDS OF OAKBROOK  
HOMEOWNERS ASSOCIATION  
BOARD MEETING  
JULY 19, 2007**

**I. Call to order and attendance**

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

**II. Approval of Minutes**

Minutes of June Board meeting approved.

**III. Reports of Officers**

- A. Linda Gray, President, gave a verbal report. Linda and Brenda have walked through the community.
- B. Dave Riley, Vice President, gave a verbal report. Going forward with Website update.

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

Operating cash balance	\$ 31,723
Assessments collected	\$ 617,299
Operating expenses	\$ 701,398
Operating Expense budget	\$ 630,196
Reserve Expense	\$ 81,124
Reserve acct. balance	
	Cash \$ 521,986
	CD \$ 375,160

Delinquencies – 6 liens filed. 11 foreclosures are in process.

Late fees collected: \$4,857.00

Jeff Davis, Maintenance for Towne Properties and the Wynds Association, has a new vehicle.

**V. Report from Clubhouse Coordinator – Written report**

Six (6) rentals in June. Two (2) rentals in July arranged for up to this date

**VI. Committee reports**

**A. Architectural** - No report at this time.

**B. Finance** – verbal/written report. Kay Wentzel & Jeanne Lecuit, Chairman, went to Towne Properties to review all current monthly bills. All in order.

**C. Landscape** – verbal/written report. Ammon/Jones crews are in the community to remove dead landscaping. Planting will take place in early Fall.

**D. Capitol Improvement** – verbal/written report.

1. B&G properties is in the process of painting ten (10) buildings.
2. Street signage in progress in the Fairways division.
3. Trapside, street lights inoperative, repairs in progress.
4. Greens Edge 1599-1609 (6) units hail damage siding replacement in the works.
5. Walk-thru for hail damage Wynds and Fairways. Cliffview to follow.

**E. Pools** – verbal/written report. Pools are in the best condition than ever before. We can thank Dean Fooks and his crew for cleaning and overall maintenance. Homeowners have shown their appreciation for having the Pool Attendants on duty.

**F. Newsletter** – The next Newsletter will be mailed out after the August meeting.

**VII. Unfinished/Old Business** – Going forward with the Website update – cost of \$1300.

**VIII. New Business** – none at this time.

**Meeting adjourned at 7:08 pm.**

**The next Board meeting will be open to Homeowners on August 16, 2007 at 7 pm.**

Bobbie Sieja  
Secretary