

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
BOARD MEETING
AUGUST 16, 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 and eleven (11) Homeowners present.

II. Approval of Minutes

Minutes of July Board meeting approved.

III. Reports of Officers

- A. Linda Gray, President, gave a verbal report. All Homeowners received a letter from Towne Properties regarding their updated Website. Linda encouraged all Homeowners to go online and familiarized themselves with the opportunities of communication with their personal information and Community news.
- B. Dave Riley, Vice President, gave a verbal report. Update regarding the Website update. Target date to have all changes up and running will be mid September.

IV. Property Manager Report – All figures as of July 31, 2007

Operating cash balance	\$ 33,713
Assessments collected	\$ 731,074
Operating expenses	\$ 801,128
Operating Expense budget	\$ 725,399
Reserve Expense	\$ 164,786
Reserve acct. balance	
	Cash \$ 478,842
	CD \$ 375,160
Delinquencies – 7 liens filed. 12 foreclosures are in process.	
Late fees collected: \$ 5,875.00	
Collected lien assessment from 6650 Fairways: \$ 5,951.20	

BG Properties has bid on extra building at the Boards request – 1865-1875 Cliffview. Bid presented to the Board.

V. Report from Clubhouse Coordinator – Written report

Two (2) rentals in August arranged for up to this date

VI. Committee reports

- A. Architectural** - Five Improvement requests received. Four approved.
- B. Finance** – verbal/written report. Kay Wentzel went to Towne Properties to review all current monthly bills. All in order.
- C. Landscape** – verbal/written report. Due to the severe drought, we are asking Homeowners to, please, water their flower beds. New plantings are not going to live without water. Concern for many of the established trees making it through the drought after the severe winter.
- D. Capitol Improvement** – verbal/written report.
1. Painting of the proposed 2007 buildings still in progress. One building on Cliffview added to this years list, due go oversight on the Master Board schedule. Bid extended to the current painter - B&G Properties. 14 buildings have been painted.
 2. Siding and roofing in progress. Due to extreme hot weather, only a few hours of work can be completed in one day.
 3. Street signage still in progress.
 4. Hail damaged siding painting will begin on Summerfield in about a week.
- E. Pools** – verbal/written report. All pool attendants still on duty. No catastrophes have been encountered.
- F. Newsletter** – The next Newsletter will be mailed out the beginning of September. Information should be turned in by August 27

VII. Unfinished/Old Business – Classes for Water aerobics – there were 3 people sign up. Waivers for the Insurance company sent to Towne Properties. Instructor would like to have classes again next year.

VIII. New Business – We (Homeowners) are able to change the Rules and regulations, not Documents/Bylaws, for the Community. Updating is being done. Needed is two thirds of the Homeowners vote in favor of a change. Homeowners are encouraged to send a message with a request for a change or an addition to the Rules and regulations. Use Wynds website or Towne Properties website.

IX. Homeowners comments

- A. 1566 Greens Edge – New Homeowners since August 1.
- B. 6546 Summerfield – Questions regarding removal of large trees. There are plans for the area to be reworked. Suggestions to leave Homeowners communication prior to scheduled work to be done.
- C. 6315 Cliffside - Moving to Ft. Meyers Beach, FL. Sold unit in a short period of time. Advice to keep up with improvements to your home. Gave the Board and Maintenance men a lot of praise for keeping the Community in good shape.
- D. 6349 Cliffside – Congratulations to the Board we have now. Job well done.
- E. 6377 Cliffside – Renting unit. Asked about Rules & regulations.
- F. 6618 Trapside - Thanks for the Landscaping help.
- G. 6459 Glenway - Thank you for acting quickly with painting problem. Painting crew not good. Shrubs were taken out without notice. Need to have better communication with Homeowners

Meeting adjourned at 8:40 pm.

The next Board meeting will be on September 20, 2007 at 7 pm.

Bobbie Sieja
Secretary