

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
BOARD MEETING
OCTOBER 18, 2007**

I. Call to order and attendance

Linda Gray, President, called the meeting to order at 6:30 p.m. Members present: John Alexander, Frank Banker, Jeanne Lecuit, Bobbie Sieja, Brenda Weimer, and Dave Riley. Kay Wentzel excused. Dave Munro, Towne Properties also present.

II. Approval of Minutes

Minutes of September 20 Board meeting, October 4 and October 11 Special meetings stand approved.

III. Reports of Officers

A. (1) Linda advises the Board that Wayne Stevens has resigned his position on the Board today, October 18, 2007. Frank Banker made a motion for Brenda Weimer to be the Landscape Committee Chairman due to Wayne Stevens resignation. Unanimous approved vote.

(2) Concerns regarding Hemmer Contract – Many items agreed upon are not being done. Recommends that we meet with Jim Kentley.

B. Dave Riley has meeting regarding the Website this Friday, October 19.

IV. Property Manager Report – All figures as of September 30, 2007

Operating cash balance	\$ 29,734	
Assessments collected	\$ 929,522	
Operating expenses	\$1,004,402	
Operating Expense budget	\$ 926,529	
Reserve Expense	\$ 239,620	
Reserve acct. balance		
	Cash	\$ 455,068
	CD	\$ 357,160
Insurance expenses	\$ 55,080	
Delinquencies – 5 liens filed. 9 foreclosures in process.		
Late fees collected:	\$ 8,528.00	

V. Report from Clubhouse Coordinator – Written report filed. There were 3 rentals in September and 2 in October. There will be 3 more rentals in October.

VI. Committee reports

A. Architectural - Written report filed. Eleven improvement requests have been received.

B. Finance – verbal/written report. Jeanne Lecuit went to Towne Properties to review all current monthly bills. All in order.

C. Landscape – No report at this time.

D. Capitol Improvement – verbal/written report.

1. Numerous concrete repairs and replacement of walkways, stoops, and driveways completed. This project will be the completion for 2007, more will be added after the winter and weather related problems in 2008

E. Pools – No report at this time.

F. Newsletter – Will be mailed Monday, October 22

VII. Unfinished/Old Business – None at this time

VIII. New Business –

- A.** Motion made by John Alexander to send a Certified letter to owners – Nickerson of 6317 Cliffside regarding the need to repair broken garage door window. Letter stating that “you have been fined \$50.00 and will be fined \$100.00 each week until window is repaired.” A previous letter was sent to John & Cynthia Nickerson, 18849 Bentwillow, Georgetown, MD on September 18, 2007. Unanimous affirmative vote.
- B.** After discussion regarding the Budget for 2008, John Alexander made a motion to increase the Association dues for 2008 two \$2.00 a month. A roll call was requested. John Alexander – yes, Frank Banker – no, Jeanne Lecuit- yes, Dave Riley – no, Bobbie Sieja – yes, Brenda Weimer – yes, Motion carried.

Meeting adjourned at 9 p.m.

The next Board meeting will be Open to Homeowners November 15, 2007

Bobbie Sieja
Secretary