

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
OPEN BOARD MEETING
NOVEMBER 15, 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 the October Board meeting approved.

III. Reports of Officers

A. Linda Gray, President, gave a verbal report. Reminder there will not be a December meeting. The next Open meeting will be February 21, 2008. This is the Annual meeting held at 7:30 p.m. The election to fill the vacancies of three Board members, whose terms expire, will be held.

B. Dave Riley, Vice President, gave a verbal report. The Website update is finished. Everyone is encouraged to go on line and see the changes. Chairmen of the Committees and Officers need to prepare their reports for the Annual meeting.

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

Operating cash balance	\$ 39,529
Assessments collected	\$ 1,034,446
Operating expenses	\$ 1,098,916
Operating Expense budget	\$ 1,018,106
Reserve Expense	\$ 302,688
Insurance Expense	\$ 58,608
Reserve acct. balance	
Cash	\$ 461,403
CD	\$ 366,318

o report at this time.
Delinquencies – 5 liens filed. 9 foreclosures are in process.
Late fees collected: \$ 9,681.00

V. Report from Clubhouse Coordinator – no report at this time. Linda reported that the Clubhouse is rented every week-end in December.

VI. Committee reports

A. Architectural - Two Improvement requests received and approved.
Report filed.

B. Finance – verbal/written report. Jeanne Lecuit went to Towne Properties to review all current monthly bills. All in order. The only extra high bills were water bills. This was due to the dry summer. The Board was informed of the breakdown regarding the investments. Report filed.

C. Landscape – verbal/written report. October 25 several Board members met with Jim Kentley to discuss our contract with Hemmer Company. Discussion and decision made for the Landscape Chairperson will be notified when the workers are to be in the community and where they will be working. The chairperson will check each months billing and keep a running total of dollars spent.

D. Capitol Improvement – verbal/written report. Linda Gray and Frank Banker met with Boone County Administrator, Jeffrey Earlywine and Boone County Sheriff's Dept. Public Information Services Representative, Tom Scheben. Discussion regarding County government and explanation of the authority of the Department in a privately owned community.
A gift certificate and thank you card was prepared for Karen Clark, the woman who keeps Oakbrook Drive free of trash.
Gutter removal of leaves has been scheduled. Report filed.

F. Newsletter – The next Newsletter will be mailed out mid December.

VII. Unfinished/Old Business –None at this time.

VIII. New Business – We need more participation from the Homeowners in our community. Election for the 3 vacancies to be filled for 2008 3 year term will be held at the Annual meeting in February 2008. There will be information in the Newsletter and Towne Properties will do a mailing in January.

IX. Homeowners comments

Several comments and questions were brought up. Report filed.

Meeting adjourned at 8:15 pm.

The next Board meeting will be on January 17, 2008 at 7 pm. The next Open Board meeting will be the Annual meeting held February 21,2008 at 7:30 p.m..

Bobbie Sieja
Secretary

