

**THE WYNDS OF OAKBROOK  
HOMEOWNERS ASSOCIATION  
BOARD MEETING A  
AUGUST 21, 2008**

August 21, 2009 the meeting was called to order by the President Linda Gray at 7p.m. All members were present with the exception of Dave Riley, Bobbie Seija and Hasan Tezduyar. Dave Munro, Towne Properties was present.

Linda welcomed the homeowners. She also explained the need to address the rotten wood and the painting.

The minutes were approved.

**Property Manager's report – All figures as of July 31, 2008**

|                                   |           |
|-----------------------------------|-----------|
| Operating cash balance-----       | \$65,808  |
| Total collections-----            | \$748,773 |
| Operating expenses-----           | \$744,915 |
| Operating expense budget-----     | \$737,206 |
| Reserve expenses-----             | \$197,365 |
| Insurance expenses this year----- | \$00,000  |
| Insurance expenses total-----     | \$70,823  |
| Reserve account balance           |           |
| Cash-----                         | \$580,322 |
| CD-----                           | \$376,817 |
| Late fees collected-----          | \$8,037   |

6483 Summerfield Drive sold in mortgage foreclosure 4/30/08

Seven mortgage foreclosures in process. 3 Liens requested 5/08 2 Liens filed 6/08

Jim, the seasonal tech, has been released.

**Clubhouse coordinator** -3 rentals (\$175.00) Becky has some new ideas for social activities and will communicate them through the newsletter.

**Architectural report** – given by Linda Gray, working on specs for front entry doors, garage doors etc. Two styles to choose from on the web site. Also A&E Door will give a 10% discount on labor and materials for anyone purchasing a new Clopay garage door from them.

Updated rules and regulations book will be coming out in the near future to assist homeowners.

**Financial report** – Jeanne Lecuit reported all the bills are in order and will continue to watch the CD rates as we have one CD maturing on 10/07/08 with Northside in the amount of \$105,167.07

**Landscaping report** – No report

**Capitol Planning Committee report** – Frank Banker reported that the painting for Southside of Shadycove is completed and Hertenberg Painting is now in the Wynds section. Markco called in to help with the repairs. PAINTING SCHEDULE FOR FIVE- YEAR PLAN COMPLETED. Securing bids for next year roofing and siding. Wynds seal coating will be completed after the construction phase is complete. We are looking for new street lamps to update the community (heads only). Trapside Barrier completed and working!!

**Old Business** - Refer to the website for the new Rules and Regulations approved by the board.

**New Business** – The paint schedule was discussed by Frank and the Cliffs will be painted in the summer of 2009. The seal coating will be done when they are completed in the Wynds this fall and bids for the new roofs were discussed.

We need someone to come and clean the gutters because Kevin and Jeff are over whelmed with their work load. Building inspections need to be done on a regular basis of the entire community.

The meeting was turned over to the homeowners:

Ken Anderson - 1849 Cliffview – roof leaks and rotten wood a problem. He also asked for speed bumps in the area of 1840-1851 Cliffview. Frank will look into it.

Jennifer Michael – 6337 Brookside – received a letter about the gate on patio. She just hasn't had time to remove it but she will.

Barb Dickman – 1646 Greenleaf – wires ex posed. Frank will look into the cable and drain pipe, hole in bedroom from where satellite cable removed.

Margaret Hanneken – 6535 Cliffside – Marko put marks on door.

Ellen Naffziger – 1656 Shadycove - Problem with neighbors 2 dogs barking etc. taken under consideration.

Elaine Demorti – 1664 Shadycove – complimented the board and complained about dog feces from the neighbors.

Sharon Brunk – 1563 Greens Edge – siding separation and painting problem.

Ron Arnsberger – 1573 Englewood – backyard drain pipe, son was hurt.

Kim Bari-6377 Cliffside – Problem with rotten wood. Will contact Kevin. Asked about glass replacement for windows.

Jeanne Lecuit made a motion to adjourn the meeting at 8:30 p.m. Second by Nancy Ebersole

November 20<sup>th</sup> will be the next open meeting.

Kay Wentzel, Acting Secretary