

**THE WYNDS OF OAKBROOK  
HOMEOWNERS ASSOCIATION  
OPEN BOARD MEETING  
NOVEMBER 20, 2008**

**I. Call to order and attendance**

Linda Gray, President, called the meeting to order at 7 p.m. All Board members present. Jeff Clark, Towne Properties and seventeen (17) Homeowners present.

**II. Approval of Minutes**

Minutes of the October Board meeting approved as written.

**III. Reports of Officers**

**A.** Linda Gray, President, gave a verbal report. Jeff Clark was introduced as our Towne Properties manager. The Newsletter will go out first week in Dec.

**B.** Dave Riley, Vice President, gave a verbal report. Reminder there will not be a December meeting. The next Open meeting will be February 19, 2009. 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. Information will be in the Newsletter and a mailing from Towne Properties. Also, check our website for info. 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, 2008**

Total Income (10/31/08)	\$1,050,459.98
Total Expenses (10/31/08)	\$1,110,553.57

Reserve Summary (10/31/08)

Cash-Operating Account	\$ 2,350.60
Cash-Reserve Account	\$241,896.21
Cash-Bank	\$238,843.79
Reserve CDs	\$378,277.06
 Total Reserve	 \$861,367.66

**V. Kevin Hennessy – Community Project Report**

Gutter cleaning - Marco and Hemmer have been very successful and are finishing project.

Work Orders – Prioritize according to importance and need of completion.

Christmas decorations – Will be completed after Thanksgiving and weather permitting.

Wynds update – There are minor wood repairs to be done  
Snow removal process – Plans and coordination with Hemmer are in order.

**VI. Clubhouse report – Becky Dozier** October was slow – 3 rentals. December has rentals all month. Written report filed.

**VII. Committee reports**

**A. Architectural** - Report filed.

**B. Finance** – verbal/written report. Report filed. David Landenwitch introduced himself as the new Finance committee chairman. Explained his 20 years experience in finance.

**C. Landscape** –written report filed.

**D. Capitol Improvement** – No report. 2009 budget presented to the Board for discussion in Executive session

**E. Social Recreation** – Calendar of events are posted on the website. Nov. 29 Bake Sale and collection of winter coats to be given to a charity. Sat., Dec. 6 community Open House at the Clubhouse.

**VIII. Unfinished/Old Business –None at this time.**

**IX. New Business** – None at this time,

**XI. Homeowners comments**

Questions regarding landscaping, deck repairs and increase in dues. Report filed.

**Meeting adjourned at 8:20 pm.**

**The next Board meeting will be on January 15, 2009 at 6:30 pm. The next Open Board meeting will be the Annual meeting held February 19, 2009 at 7:00 pm.**

Bobbie Sieja  
Secretary