

**Wynds at Oakbrook Homeowners Association
Regular Monthly Board of Directors Meeting Minutes
June 19, 2008**

The regular monthly meeting of the board of the Wynds at Oakbrook Homeowners Association was called to order by the president, Linda Gray, at 630PM on Thursday, June 19, 2008, at the Wynds clubhouse. Bobbie Sieja, secretary, was absent and excused. Dave Riley, vice president, performed the duties of the secretary.

The minutes of the May 15, 2008, meetings were approved with no corrections.

President Gray allowed Bill and Donna Hinkle to address the board about their motor home that is sometimes parked on the driveway of their unit. The Hinkle's were requesting a variance from community rules to load and unload their motor home.

President Gray allowed Joyce Julien, 1591 Greens Edge Drive, and representatives of Anderson Home Improvement to address the board to solicit approval for replacement windows. This resulted from the refusal of the Architectural Control Committee to approve brown in color Alside Excalibur windows. The architectural control committee suggested that Ms Julien and Anderson representative make an appointment before the board to make a presentation.

President Gray verbally discussed the on-going dog feces problem in the community, and the cooperation of Boone County Animal Control in assisting with the problem.

Vice President, Dave Riley, reported on and discussed the following:

1. Architectural Control violations
2. A perceived need for a professional inspection team to analyze and record inspections of each unit in the community at least on a yearly basis
3. Siding and window damage to buildings along Trapside caused by errant golf shots from the #4 tee box of the Boone County Golf Course. In addition, a resident was almost struck by an errant ball while sitting on his patio.
4. He suggested that ad hoc committees be appointed by the president to evaluate both item 2 and 3.

Community Administrator, Dave Munro, presented the management report for June including the financial status through May 31, 2008. Financials are as follows:

• Operating cash balance	\$ 17,096
• Total collections	\$536,271
• Operating expenses	\$580,927
• Operating expense budget	\$533,659
• Reserve expenses	\$114,414
• Insurance expenses this year	\$ 0
• Insurance expense total	\$ 70,823
• Reserve account balance	
Cash	\$589,125
CD	\$372,321

He presented an update on liens and foreclosures, and the efforts of our attorney to recover as much as possible from the delinquent members. In addition, he proposed that the board consider employing a seasonal technician to assist our current maintenance staff during this busy time of exterior repairs. Rotted wood is a continuing problem at some units, and he proposed that the board consider hiring a contractor to replace and repair the worst case scenarios of wood damage.

Finance chairman, Jean Lecuit, submitted the June report for attachment to the minutes. Architectural Control chairman, Dave Riley, submitted the June report for attachment to the minutes. Hasan Tezduyar, Capital Planning Committee member, submitted the June report for attachment to the minutes. President Gray stated that the clubhouse coordinator verbally reported no rentals for the month of May. The Landscape Committee chairman, Brenda Weimer, submitted the June report for attachment to the minutes as well as presented a Landscape Committee recommendation, to wit: "The Landscape Committee recommends that spigots and timers be installed at all flower beds that have readily available water in order to reduce the labor required to water such beds. The cost of such improvement shall not exceed \$500 without Board approval for additional funding." The Board unanimously approved this recommendation.

Old Business-

1. Action on the revised rules and regulations was tabled until next meeting to allow for board member review and final edification.

New Business-

1. Board discussed the Hinkle motor home situation and decided to have the community administrator advise them that the board agreed to the motor home to be parked in the unit drive way for a maximum of 3 hours each to load before a trip and to unload after a trip. At no time will overnight or all day parking be allowed. This agreement is subject to change, modification, or deletion at the discretion of the Board. Community administrator to advise the Hinkle's in writing as to the Board decision.
2. Board discussed the Julien window request. The board unanimously agreed that the window style presented (Alside Excalibur) was not of the color (bronze) desired and that the exterior relief was too pronounced to blend with other units in the community. Community administrator to advise Ms. Julien in writing as to the decision of the Board.
3. Jean Lecuit moved to accept the bid as submitted by MarkCo in the amount of \$5,534 to remove, replace or repair damage caused by water intrusion at 6548 Summerfield (Lux). Motion was seconded. Discussion followed. Voting in favor of acceptance was unanimous.
4. Brenda Weimer moved to hire James Griggs as a seasonal technician for the Wynds to assist our current on-site technicians. The wage for Mr. Griggs is not to exceed \$17 per hour, and includes the use of his work vehicle. Motion was seconded. Discussion ensued. Voting was unanimously affirmative.
5. Hasan Tezduyar moved to use money allocated to line entry 440300.0367, insurance reserves, noted in the Replacement Reserve Summary Report to pay for rotted wood repairs such as encountered at the Lauderman and Lux properties, and for the seasonal employee. Motion was seconded. Discussion followed; voting was unanimously in the affirmative.

President Gray declared the meeting adjourned at 9:30P.

s/ Dave Riley
Acting Secretary