

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF July 16, 2009 REGULAR MEETING

Call to Order:

A regular meeting of the Wynnds at Oakbrook Homeowners Association was held on July 16, 2009, at the Association clubhouse. The President was present. Members in attendance were Frank Banker, Nancy Ebersole (Secretary), Linda Gray, Roger Mersmann, Tom Richmond, Dave Riley, Hasan Tezduyar, Robert Tucker, and Brenda Weimer. A quorum being present, the meeting was called to order at 6:45PM. The property manager, Jeff Clark, was in attendance as requested.

Minutes:

The minutes of the June 18, 2009, meeting had been previously approved by electronic vote of the Board.

Report of Officers:

President

- Letter containing satellite information has been mailed and received by all residents/owners

Vice President

- No report

Report of Property Manager:

- Explained draft financials provided to members
- Discussed current expenses and income
- Discussed delinquencies (5 new foreclosures)
- Discussed contractors and contract work on-going and up-coming including painting and concrete repairs
- Discussed new work order process
- Discussed problem with retaining wall on Cliffview.

Reports of Standing Committees:

Clubhouse Committee – Electronic report

- 3 rentals since last report- report filed with minutes

Social/Rec Committee – Tom Richmond reporting

- Discussed upcoming Community Cook Out 1st of August.

Landscaping – Brenda Weimer reporting

- Hemmer is working on trimming trees next to units per contract. Most of the seeding is completed. The report is filed with minutes.

Architectural Control Committee – Hasan Tezduyar reporting

- No major events to report
- Discussed installation of garage door without approval, ACC recommended fine of \$50.00 be assessed.

- Dave Riley said he visited A & E Door and instructed them not to install garage doors at the Wynds unless homeowner had a signed improvement approval.
- Motions 06/09-19, 20 and 21 from the June 18, 2009 Board meeting, ACC action items were discussed and will be followed up by TP Property Manager, Jeff Clark, he will report to Board at next meeting.

Capital Improvement Committee – Frank Banker reporting

- No issues to report since last meeting – no report for filing

Finance Committee – Bob Tucker reporting

- EOM financial balance sheet information not available by this meeting, Financial Committee meeting is scheduled July 21, 7pm.

New Business:

:

- 07/09-25: Dave Riley moved to rescind the motion passed at the June 18, 2009 Board of Directors meeting authorizing a \$100 per month increase in vehicle allowance for Kevin Hennessy. Motion was seconded. Discussion ensued; then voting commenced. 2 yea, 6 nay: motion was lost.
- 07/09-26: Frank Banker made a motion that TP Property Manager, Jeff Clark check into the feasibility of correction of retaining wall behind 1961-1969 Cliffview. Discussion ensued; then voting commenced. 8 yea, 0 nay: motion carried.
- 07/09-27: Linda Gray made a motion that the association acting through the Board of Directors has determined that a lien against the property will be filed when any assessment is 60 days past due. When the account reaches 90 days past due foreclosure proceedings will be implemented, including all legal costs. A ten percent (10%) late charge will be established to the total amount due. Motion was seconded. Discussion ensued; it was determined that more information was needed. Motion was tabled until next month to allow Linda to receive legal interpretations.
- 07/09-28: Architectural Control Committee recommends assessing Robert Greenwood, 1632 Shade Cove, a \$50 penalty for failure to obtain an Improvement Application prior to installing a new garage door. Discussion ensued; then voting commenced. 8 yea, 0 nay: motion carried.
- 06/09-29: Linda Gray made a motion to remove the Wynds of Oakbrook, Board of Directors meeting minutes from the website. Motion was seconded. Discussion ensued. It was determined that more information was needed. Motion was tabled to allow Linda time to obtain more information.

There being no further business to come before the Board, the meeting was adjourned at 9:45PM.

Nancy Ebersole, Secretary
July 16, 2009