

**WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION**  
**MINUTES OF AUGUST 20, 2009 EXECUTIVE MEETING**

Call to Order:

A regular meeting of the Wynds at Oakbrook Homeowners Association was held on August 20, 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 9:15PM. The property manager, Jeff Clark and the Financial Committee chairperson, David Landenwitch were in attendance as requested.

Minutes

The minutes of the July 21st, 2009, meeting had been previously approved at open board meeting.

Report of Officers:

President

- Linda reported that the garage door violation letters have gone out. French door letters should go out tomorrow.
  
- Linda also discussed Jason Schoenfeld and his request to adjust his late fees. 08/09-30 John Riley moved that the late fees of 10% due on the Schoenfeld account be eliminated if Mr Schoenfeld pays the balance due in one lump sum payment within 30 days of receipt of letter of notice. Discussion ensued: then voting commenced 8 yes, 0 nay: motion carried.

Other officer reports were delivered during the prior open meeting.

Report of Standing Committees:

Financial Committee -David Landenwitch reporting

- Running over budget
- No one wants to cut for next year, but will be necessary. He thinks we should cut revenue projections by 10%; he wants to maintain reserves at the same level for next year.
- Frank will meet with his CDC committee and try to cut budget for next year.
- We are overspending on each unit by \$30.00.

Report of Property Manager- Jeff Clark

- Discussed maintenance issues
- Reported that current work orders are nearly up to date.

Unfinished business

No unfinished business was brought before the Board

New Business

No new business was brought before the Board

Meeting to discuss the draft Management Agreement was scheduled for August 27, 2009 at 6PM.

There being no further business, The meeting was adjourned at approximately 10:15PM.

Nancy Ebersole, Secretary

August 25, 2009