

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF SEPTEMBER 17, 2009 REGULAR MEETING

Call to Order:

A regular meeting of the Wynds at Oakbrook Homeowners Association was held on September 17, 2009, at the Association clubhouse. The President was present. Members in attendance were Frank Banker, Nancy Ebersole (Secretary), Linda Gray, Tom Richmond, Dave Riley, Hasan Tezduyar, and Robert Tucker. A Quorum being present, the meeting was called to order at 6:35PM. The property manager, Jeff Clark was in attendance as requested.

Minutes

The minutes of the August 20th, 2009, meeting had been previously sent to all board members. Motion to approve was made by Tom Richmond and seconded by Hasan Tezduyar. Vote was taken, 5 yeas and 1 nay, motion carried.

Report of Officers:

President

- Linda introduced Robert Griffith from RC Griffith Construction. He gave a report on the status of repair work needed in the community. Report attached to minutes
- Linda distributed a newsletter article regarding Community Maintenance for review and comments.

Vice President

- No report

Report of Property Manager:

- Discussed current expenses and income
 - Total cash for operations 20,316.22
 - Total Cash for Reserves 826,507.99
 - YTD actual income 842,189.91
 - YTD actual expenses 887,662.79
 -
- Discussed delinquencies: 66 homeowners involved for a total of \$89,184.11

Reports of Standing Committees:

There were no Committee Reports submitted for Clubhouse, Social/Recreation, Landscaping or Capital Improvement Committees.

Architectural Control Committee – Hasan Tezduyar verbal report

- New storm door application approved, 6366 Cliffside

Finance Committee – Bob Tucker

- Financial information just received- committee will meet next week.

New Business

- Deck repair and replacement, 6517 & 6519 Summerfield. Decks are pulling away from house and handrail is faulty. Bob Griffin reported that they have replaced Deck posts with a larger size post including new concrete pads.

Old business

- Clubhouse Cleaning- Received 3 bids, selected Kelly's Cleaning Solutions. They are bonded and contract calls for once a month full cleaning and downstairs cleaning every other week.
- Towne Properties Contract –Draft finished. Committee set up to review and finalize. Chair- Linda Gray, Members- Michael Koseruba, Hasan Tezduyar, Bob Tucker, and Dave Riley
- Work Order Procedures were discussed. If homeowner has a work order they can either call the information into Towne Properties or enter on the Web site. The work order will then be put into the system and faxed to Jeff Clark.

There being no further business, the meeting was adjourned at 9:30 PM.

Nancy Ebersole, Secretary
September 20, 2009