

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF OCTOBER 15, 2009 REGULAR MEETING

Call to Order:

A regular meeting of the Board of Directors of the Wynds at Oakbrook Homeowners Association was held on October 15, 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 6:40 PM. The property manager, Jeff Clark was in attendance as requested. George Hope, NKY Town Properties, Office Manager was also in attendance.

Minutes:

The minutes of the September 17, 2009 meeting were distributed to all board members. Motion to approve was made by Dave Riley and seconded by Brenda Weimer. Vote was taken, 8 yes, motion carried.

Report of Officers:

President

- Linda Gray discussed board adherence to parliamentary Procedures.

Vice President

- The Board was reminded that it is time to activate the Nominating Committee for next year's Board. There are 3 seats up for reelection and an article to solicit candidates is in the newsletter this month.
- Email etiquette while conducting Association business was discussed.
- Board member conduct at meetings was discussed.

Report of Property Manager:

- Discussed current expenses and income
 - Total cash for operations 23,140.36
 - Total Cash for Reserves 790,618.26
 - YTD actual income 944,172.03
 - YTD actual expenses 1,029,104.40
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- Discussed delinquencies: 29 homeowners in foreclosure for a total \$86,542.11. Bob Tucker requested a report of the letters (1st time and follow up) that have been sent each month.
- Discussed work orders- 32 work orders submitted and 22 have been finished. Jeff is still following up on some of the older work orders.

- Discussed violation letters- Letters for trash cans, commercial vehicles, window replacement violations and window air conditioner went out this month.
- Other problems reported were: Roof leaks, Jeff recommended we contact an engineer to review roofs, siding, sewer, water intrusion and other items to seek the proper way to approach these problems and determine the actual cause and the most cost effective way to begin repairs.

Reports of Standing Committees:

Committee Reports:

1. Clubhouse Report – Becky Dozier- No report this month
2. Social/ Recreation Report – No report this month
3. Architectural Committee – Hasan Tezduyar -The committee approved 2 Applications this month, 1 storm door and 1 garage door.
4. Finance Committee – Bob Tucker –David Landerwitch gave report and it is attached.
5. Landscape Committee – Brenda Weimer-Report is attached.
6. CPC Report – Frank Banker-Report is attached.
7. Contract Committee – 2009 – Bob Tucker
The stated purpose of the committee was completed and transmitted electronically to all Board Members. The proposed document was handed over to the Negotiating Committee to be used in solicitation of quotations from interested vendors.
Since the work has been completed, the committee has been disbanded.
8. Nominating Committee – Nancy Ebersole- Meeting will be scheduled.
9. Negotiation Committee- Bob Tucker-Solicitations have gone out and answers are expected within 2 weeks.

Old business:

No old business

New Business:

Financial Committee Recommendations:

- Continue with current procedures for 2009 audit of 2008 finances.
- Form ad hoc committee to investigate best method for increasing recovery of delinquent fees.
- Implement immediately the use of purchase orders as recommended in July meeting.

These recommendations were voted upon, all passed with 8 yes and 0 no votes.

10/09-34 Dave Riley made a motion to rescind motion 01/07:01 which reduced open Board meeting to 4 times per year. Motion was seconded by Frank Banker. Discussion ensued: then voting commenced. 5 yes, 3 no votes, motion was passed.

10/09-35 Frank Banker moved that all regularly scheduled monthly Board meetings be open to members and residents. Motion was seconded by Roger Mersmann. Proper decorum, as determined by the Board, must be maintained by such residents and members. Discussion ensued: then voting commenced. 5 yes, 3 no votes, motion was passed.

10/09-36 Dave Riley made a motion that snow removal limitations be as follows:

- Pretreating and deicer will be applied as determined by snow removal contractor and snow captain(s).
- Community streets will be cleared with snow depth per individual storm meets or exceeds 3 inches as recorded by the local weather forecasting agency.
- Driveways and sidewalks will be cleared when snow depth per individual storm meets or exceeds 5.5 inches as recorded by local weather forecasting agency.

Motion was seconded by Bob Tucker. Discussion ensued; then voting commenced. 2 yes, 6 no votes, motion was lost.

10/09-37 Frank Banker made a motion to accept the Gutter Cleaning Proposal as written, with a cap of \$1000.00 for Summerfield. If the cap is reached before work is completed the work will stop and a meeting of the Board will be called to discuss how to proceed. Motion was seconded by Brenda Weimer. Discussion ensued: then voting commenced. 6 yes, 2 no votes, motion was passed.

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

Nancy Ebersole, Secretary
October 18, 2009