

**WYNDS AT OAKBROOK SPECIAL BOARD MEETING
AUGUST 27, 2009**

The special meeting of the WHOA Board of Directors was called to order by President Gray at 6PM on August 27, 2009, to discuss the upcoming management contract and to continue with the business that was tabled at the last regularly scheduled meeting. The secretary was detained until later. Those members in attendance were Frank Banker, Roger Mersmann, Robert Tucker, Dave Riley, Brenda Weimer, and Tom Richmond. Nancy Ebersole arrived a little later.

Contract Committee Report:

Mr. Tucker explained committee progress in developing a sample contract that can be used to solicit pricing from various interested property management companies. Mr. Tucker said that all members should have received the draft version electronically. He asked that all board member input be submitted electronically to him by no later than September 4. Mr. Michael Koseruba, potential consultant, will be contacted by Mr. Riley for his input prior to the committee developing a final version for approval.

Unfinished Business:

President Gray moved that a late fee letter be sent by the property manager to the delinquent party 10 days after the monthly payment is due. After 60 days delinquent, a lien is to be filed. After 90 days late, foreclosure proceedings shall be implemented. The motion was seconded. Discussion ensued. Voting results were 6 yea, 0 nay. Motion carried.

President Gray moved that the WHOA Board of Director Meeting minutes not be placed on the Association website. The motion was seconded. Discussion ensued. Voting results were 0 yea, 6 nay. Motion was lost.

New Business:

President Gray moved to fix the drainage issues at 1595 and 1589 Englewood Place per Hemmer quote and description of work dated 8/18/09. Combined total of proposal is \$1,233 (\$600 and \$633). The motion was seconded. Discussion ensued. Voting results were 6 yea, 0 nay.
Motion
carried.

There being no further business, the meeting was adjourned at 7:15pm.

Nancy Ebersole, Secretary
September 5th, 2009