

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
Board of Directors Meeting March 19, 2009

The regular meeting of the Wynds at Oakbrook Homeowners Association Board of Directors was held on March 19, 2009 at the Wynds Clubhouse. The President and Secretary were present. Members present were Frank Banker, Linda Gray (President), Nancy Ebersole (Secretary), Roger Mersmann, Tom Richmond, Dave Riley, Hasan Tezduyar, Bob Tucker, Brenda Weimer. Guests and others in attendance included Jeff Clark, Property Administrator, and Mehrin Doolin, a representative of our legal firm. A quorum being present, the meeting was called to order at 6:30. The minutes of the previous meeting were approved.

Attorney, Mehrin Doolin was introduced and she answered several questions about how our documents govern our community. She explained the difference between a condominium and a landominium and said the units in the Wynds at Oakbrook are landominiums as written in our governing documents. This definition is important because of the placement of satellite dishes; she informed the Board that we can not prevent them from being attached on the roofs. The homeowner has a right to put it wherever needed to have a good signal. If the satellite dish is placed on the roof, it is then the owners' responsibility to remove and replace if the roof is in need of repair, replacement or other maintenance. She also said that the homeowner does not have to submit an improvement request, just notify the Board of their intentions. The Board recommended the use of the Wynds website as a means of notification to our residents concerning dish installation.

Linda Gray welcomed the new Board Members and gave a verbal report to the Board. Linda reported that Kevin Hennessy is in the hospital. She proposed that the Board try to have Jeff Clark here on site for 3 days a week for oversight and follow-up. She will schedule a meeting with George Hope to discuss the matter and report back to the Board. Dave Riley, Vice President reported that he asked the Board Members to review the current Property Management Contract, and forward any suggestions to him by May 1, 2009. Dave reported for the Finance Committee in the absence of Dave Landenwich, who is out of town. He said Dave would like to have an accountant on the committee and asked if anyone knew of someone living in the Wynds who might be willing to volunteer. The Finance committee will review the budget every quarter and give a status report. This report will give the Board an update on the finances and how our budget is flowing.

Brenda Weimer gave the Landscape Committee report, mulching all finished and the mowing will start in April. Brenda also reported that the dead trees are being cleared out.

Frank Banker gave the Capital Planning Committee report. The report is filed with the minutes.

Jeff Clark, Community Administrator gave the monthly financial report. A financial excerpt follows:

Operating Cash Balance	\$48,176 .80
Total Collection YTD	\$199,606.50
Prepaid added to YTD	\$222,027.50
Operating Expenses	\$193,420.68
Operating Expenses Budget	\$253,904.93

Reserve Expenses	\$4,331.52
Reserve Balance Cash	\$151,961.81
Reserve in CD	\$620,951.00
Total in Reserves	\$772,912.81
Late fees collected YTD	\$1,582.50

Unfinished Business:

There was no unfinished business to be acted upon.

New Business:

Motion 03/09:04 French Doors at Patios

Dave Riley made the following motion: “I move that the Board of Directors allow French Doors as a replacement for existing patio sliding doors subject to these conditions:

1. A properly executed Improvement Request is to be submitted to the Architectural Control Committee (ACC) for consideration.
2. ACC is solely responsible for determining the harmony of external design, color and location in relation to surrounding structures.
3. A majority of the ACC (2 of 3) must approve and sign the Improvement request.
4. Replacement work shall not begin until the ACC has approved the application.”

A second was obtained and the motion was discussed. Discussion closed and voting commenced. The motion failed by a majority vote.

Motion 03/09:05 Liens & Foreclosure

Dave Riley made the following motion: “I move that liens be filed when an owner account exceeds two months late payment of assessment. I further move that foreclosure proceedings be implemented when the assessment amount due meets or exceeds \$1000. A second was obtained and the motion was discussed. Discussion closed and voting commenced. Motion passed with a majority.

Motion 03/09:06 Replacement of Clubhouse TV

Linda Gray made a motion to replace the TV that was stolen from the clubhouse with a flat screen TV not to exceed \$800.00 in total cost. Money shall come from account for Clubhouse Coordinator. A second was obtained and the motion was discussed. Discussion closed and voting commenced. Motion passed with a majority.

Motion 03/09:07 Use of Tennis Courts for Private Instruction

Frank Baker moved to permit Ron Tolly to use the tennis courts for instruction to private students and community members for a fee. Motion was seconded. Discussion followed and closed. Voting proceeded. The majority voted to deny. Motion failed.

There being no further business to discuss, the meeting was adjourned about 10PM.

Nancy Ebersole, Secretary