

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
Board of Directors Meeting April 15, 2009

I. Call to order

The regular meeting of the Wynds at Oakbrook Homeowners Association Board of Directors was held on April 15, 2009 at the Wynds Clubhouse.

II. Attendance

The President and Secretary were present. Members present were Frank Banker, Linda Gray (President), Nancy Ebersole (Secretary), Tom Richmond, Hasan Tezduyar, Bob Tucker, and Brenda Weimer. Guests in attendance included Jeff Clark, Property Administrator, Dave Landenwich and Kevin Hennessy.

III. Approval of Previous Meeting Minutes

The minutes of the previous meeting were read and two changes were made. The account number for the Clubhouse account from which the TV was purchased was incorrect. Dave Riley changed the date for response to his request for feedback on the Management Contract to May 1, 2009. A motion by Bob Tucker, seconded by Brenda Weiner was made to accept the minutes with these changes.

IV. Reports

A. President's Report

Linda Gray talked about the letter we received from Attorney, Mehrin Doolin. Linda asked if everyone had read the letter and extensive discussion was held of the issues covered in her letter and attachments. She included a Homeowner Notification Form for Satellite Dish Installation with Board policy regarding antenna installation, maintenance and use. It was decided that this Homeowner Notification Form for Satellite Dish Installation will be included in the new resident Handbook that will be mailed to every resident. Hasen requested that we put in a part of App B. C. 2. regarding installation into the document. Linda said she will be working on the resident handbook and will include it.

Questions were also raised on replacement of decks when proper maintenance was not preformed by the homeowner. Linda will contact Mehrin Doolin regarding that question and report to the Board. Linda also discussed the issue of 7 garage doors and 5 French doors that were

installed without an approval of an improvement request and are in violation.

Motion was made by Bob Tucker, seconded by Brenda Weimer to have attorney send a 60 day notification letter to the homeowners to correct French doors and garage doors that are in violation. If homeowner does not correct, Board will install approved doors and add cost to homeowner's account. Motion was seconded and discussion followed. Motion passed.

Linda also discussed Newsletter and said she needs any information to be included by May 15th. Dave Landenwich will write an article to request for volunteer accountant for Finance Committee.

B. Finance Report

Dave Landenwich gave financial report. He said that Towne Properties uses a cash basis so bills from last year are appearing in this year. Dave, Jeff and Jeff will meet and go back to adjust the numbers and will give final report in May.

C. Property Manager Report

Jeff Clark gave his financial reports and reviewed them with the board. He apologized that Towne Properties had a power outage in Mount Adams and the final Financial Statement could not be printed. Jeff explained that he had to make account adjustments to some of the postings from previous months and that also delayed him processing them earlier. He stated he would send the copies via e-mail once he got them printed and checked.

Financial Report: All figures are as of 3-31-2009.

Cash for Operations, Operating Account Total	\$133,676.18
Total Cash for Operations	\$133,676.18

Cash for Reserves

Cash	\$146,004.66
Reserve Cash Huntington	\$239,177.10
Reserve CD National City	\$57,096.83
Reserve CD <u>US Bank</u>	\$100,000.00
Reserve Union Savings	\$57,566.49
Reserve CD Northside	\$106,627.39
Reserve Heritage	<u>\$60,490.22</u>

Total Cash for Reserves \$766,962.69

Total Current Assets \$900,638.87

D. Community Maintenance Report

Report from Kevin Hennessey. He had list of wood repairs that need be done before painting can be started. He also had a list of repair work orders that needed to be completed. He requested that 2 carpenters be hired to help complete the wood repair.

Motion made by Frank Banker and seconded by Brenda Weimer to hire 2 carpenters from R.C. Griffith at \$64.00 per hour for up to 6 weeks maximum. Work will be evaluated after 3 weeks. Discussion was held and the Board decided to take the funds out of the Building Inspection Reserve Fund. Motion was carried with one nay vote.

Kevin also discussed the 2 roofing bids received. Frank Banker and Jeff Clark will review them and make decision on Thursday, April 17.

Kevin said that the final papers for inspection of pool have been finished and the pool will open on May 23rd.

E. CIC Report

Frank Banker reported that the TV Committee purchased a TV and stand at Wal-Mart for \$816.00. Seven umbrellas, stands and tables for the pool were also purchased for under budget. Several of the tables, chairs and umbrellas will be retained at the pools for use this year.

F. Social/Recreation Report

Tom Richmond reported the Earth Celebration will be held Saturday, April 18th to have residents stroll though the community to pick up litter. Trash bags, gloves and water bottles will be provided.

G. Architectural Control Committee Report

Hasan Tezduyar reported on the Architectural Control Committee Report. Those present on the April 10, 2009 meeting were Hasan Tezduyar, Chair, Neena Ambrose, and Tom Goff. The Chair briefed the Committee on the latest Board/TP Legal Team, CUNI, FERGUSON & LeVAY CO memorandums concerning Wynds of Oakbrook Legal Status (Landominium) and its financial implications on the residents. The Committee also reviewed the HOA & FCC rules concerning

Satellite Dishes and its implications specific to our community, with upcoming simplified “Satellite Dish Notification” Procedure in progress with the Legal Team. Chair conducted a Q&A session with the members to bring them up to speed with the latest in our community.

An application containing a French Patio Door, and unspecified vinyl Anderson windows [pull out] was reviewed in person with the resident. Based on our discussions of R&R with the resident on this issue, the resident will reapply with compliant hardware stated in our www.wyndshoa.com maintenance tab.

V. NEW BUSINESS

Linda reported that the Communications Committee is developing a booklet to include all of the documents of Wynds of Oakbrook. This booklet will be mailed to all residents of Oakbrook.

No further business and meeting was adjourned.