

**WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
February 19, 2009**

**I. Call to Order**

Meeting called to order at 7:10 p.m.

**II. Attendance**

Board members present, Dave Riley, Kay Wentzel, Frank Banker, Brenda Weimer, Nancy Ebersole, Hasan Tezduyar. Jeff Clark and Jennifer Taulbee-Gordon were representing the Property manager, Towne Properties Asset Management Company.

**III. Determination of Quorum**

The quorum required to conduct the Annual meeting is one-fifth (20%) of the registered homeowners authorized to cast ballots during the meeting. Total membership is 558. Members in delinquency number 58. Members eligible to cast ballots are therefore 503. The quorum requirement is then 101. Voting is accomplished with Proxy ballots and ballots of those attending the meeting. The election is held to elect owners interested in being on the Board of Directors. The secretary received 72 properly executed proxies. There were 38 members in attendance at the meeting, the total number of members represented by proxy and in attendance was 110. Quorum determined to be present.

**IV. Proof of Notice**

All homeowners were sent information regarding the Annual meeting on February 5, 2009. Attached were nine resumes received from owners interesting in serving on the Board. Also included were the agenda and a proxy ballot. It was explained how to send or fax the proxy ballot to Towne Properties for the Association, if the owner was unable to attend the meeting.

**V. Approval of Minutes**

The minutes from the Annual Meeting on February 21<sup>st</sup> were distributed to attendees. No objections or amendments, minutes are accepted as written.

**VI. Reports of Officers**

A. President's Report – None.

- B. Vice President's Report – Plan to get more aggressive collecting fees and live within budget.
- C. Committee Reports – Architectural, Capital Improvement, Finance, Landscape, Clubhouse, and Social/Rec Committee Annual Reports were distributed prior to the meeting.

## **VII. Property Manager's Report**

No annual report from Property Manager because Jeff Clark is new in his position.

## **VIII. Election Procedures Explained**

Dave Riley asked for nominations from the floor, hearing none he declared the floor closed. The Association members who sought a position on the Board this year are Dina Atkins, Thomas A. Goff, Jennifer Mitchell, Roger Mersmann, Robert Perrone, Tom Richmond, Bobbie Sieja, Bob Tucker, and Blanche White. Proxy and "directed proxy" method were used per legal counsel. The Homeowners attending that had not filed their ballots/proxies by mail or fax were asked to submit their vote (one per unit). Jennifer Taulbee and George Hope, Towne Properties and Bob Ebersole were appointed by the acting secretary to assist in the tabulation of the proxies and ballots.

## **IX. Unfinished Business**

None.

## **X. New Business**

1. 2009 Nominating Committee appointed to serve until the 2010 Annual Meeting are as follows:

- Nancy Ebersole – Chairperson
- Dina Atkins
- Scott Harper
- David Landenwitch
- Hasan Tezduyar

2. No other new business from membership or from Board.

## **XI. Announcements**

1. Unofficial results of voting are:
  - Roger Mersmann
  - Tom Richmond
  - Bob Tucker
2. 2010 Annual Meeting will be at 7:30 p.m. on February 18, 2010.
3. Board Organizational Meeting – February 26, 2009 at 7:00 p.m. at the residence of Dave Riley.

## **XII. Adjournment**

There being no further business to come before the membership, the Presiding Officer adjourned the 2009 Annual Meeting.

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Nancy Ebersole – Acting Secretary  
February 19, 2009