

**THE WYNDS OF OAKBROOK
HOMEOWNERS ASSOCIATION
BOARD MEETING
January 15, 2009**

I. Call to order and attendance

Dave Riley, Vice President, called the meeting to order at 6:33 p.m. Members present were Frank Banker, Hazan Tezduyar, Kay Wentzel, Brenda Weimer, Nancy Ebersole, Bobbie Sieja . Linda Gray absent. Jeff Clark, Property manager and Kevin Hennessey, Service tech from Towne Properties, also present.

II. Approval of Minutes

Minutes of the November Board meeting already electronically approved with no corrections.

III. Reports of Officers

A. Dave Riley, Vice President, gave a verbal report. Under new business, a secretary for the Annual meeting needs to be appointed and a Chairman and nominating committee for 2009/2010 selected. Annual committee reports for Annual meeting. Resident notification requesting candidates to fill positions on the Board for the election at the Annual meeting in February to be mailed out.

IV. Service Tech report – Verbal report regarding new Maintenance bldg. Monies needed to complete interior-office to be addressed in new business.

V. Committee reports

- A. Architectural Committee – Written report filed.
- B. Landscape Committee – verbal/written report filed.
- C. Capital Improvement Committee - verbal/written report filed.
- D. Social Rec/Clubhouse Coordinator – no report at this time.
- G. Communication – need to put committee together after Annual meeting.
Suggest President of the Board, newsletter chair, web host chair and social rec/clubhouse be on the committee.

VI. Property Manager Report – All figures as of December 31, 2008

Operating cash balance	\$20,442
Total Collections	\$1,230,624
Operating expenses	\$1,273,608
Operating Expense budget	\$1,205,280
Reserve Expense	\$514,035
Reserve acct. balance	
Cash	\$383,467
CD	\$381,778

Delinquencies:

There are 75 owners are in some stage of delinquency for a total of \$52,182 owed to the Association. Liens have been filed or foreclosure proceedings instituted on 18 owners.

Late fees collected: \$13,129 thru 1/13/09

VII. Unfinished Business - No carryover business from previous meeting.

VIII. New Business

- A.** Motion was made to appoint Nancy Ebersole Secretary for the Annual meeting. Unanimous vote by the Board.

- B.** Discussion regarding the selection of the Nominating committee for 2009-2010. Board appointed Hazan Tezduyar to the committee. 2 non-Board members will be chosen also.

- C.** Motion by Dave Riley to develop a payment plan to rectify balance due from Shoenfeld delinquency balance acceptable to the Board. Discussion –Lawyer draw up promissory note with interest and collateral. Need legal advice. Ammended motion – Association attorneys and Towne Properties to develop prommisory note/payment plan, for Schoenfeld’s signature and acceptance, to rectify balance due from delinquency. Roll call vote was unanimous.

- D.** A motion made by Frank Banker to allocate \$6,000 to complete the interior – office area of the Pole Barn/Maintenance shed. Roll call vote was unanimous. Frank Banker and Hazan Tezduyar are appointed to monitor supplies and progress of the project to completion.

IX. Announcements

The Annual Meeting will be on February 19, 2009 at 7:30 p.m.

X. Meeting adjourned at 7:44

Bobbie Sieja
Secretary