

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF MAY 21, 2009 EXECUTIVE SESSION

Call to Order:

An executive board meeting of the Wynds at Oakbrook Homeowners Association was held on May 21, 2009, at the Association clubhouse. The president was present. The secretary was absent. The vice president fulfilled the duties of secretary. Members in attendance were Linda Gray, Roger Mersmann, Dave Riley, Hasan Tezduyar, Robert Tucker, and Brenda Weimer. A quorum being present, the meeting was called to order at 830PM. The property manager, Jeff Clark, and the Financial Committee chairperson, David Landenwitch, were in attendance as requested.

Minutes:

The minutes of the April 16, 2009 meeting were approved prior at the open board meeting.

Report of Officers:

Officer reports were delivered during the prior open board meeting.

Reports of Standing Committees:

Except for the Financial Committee, all standing committee reports were made at the open board meeting.

Financial Committee - David Landenwitch reporting

- Mr. Landenwitch stated that a meeting will be held with Scot Puckett, accountant for Towne Properties, as soon as possible to discuss the change to accrual accounting.
- Mr. Landenwitch informed the Board that he believes that the annual accounting audit should be more of a fraud audit to protect the association.
- He also stated that the auditing firm should be selected by the Association, not Towne Properties
- The Finance Committee is scheduled to meet Tuesday, May 26, 2009 at the clubhouse to review expenses and charges

Report of Property Manager:

Mr. Clark discussed personnel issues and compensation packages.

Unfinished Business:

No unfinished business was brought before the Board.

New Business:

Linda Gray motioned to delete button #10 in the paragraph entitled Vehicle Rules of the 2008 Board Approved Rules/Regulations, revised 11/21/08. Motion was seconded and assigned the number of 05/09:12. Discussion ensued with voting results as follows: 6 yeas, 0 nays. Motion carried.

Linda Gray motioned to replace the deleted rule mention above with the following: "No member/resident shall be entitled to use, keep or store more than three (3) vehicles per unit anywhere within the community." The motion was seconded and assigned the number of 05/09:13. Discussion ensued with voting as follows: 6 yeas, 0 nays. Motion carried.

Linda Gray motioned to approve the policy regarding antenna installation as described in Appendix B, Homeowner Notification Form for Satellite Dish Installation prepared by Merhin Doolin, Association Attorney. Motion was seconded and assigned the number of 05/09:14. Discussion ensued with voting as follows: 5 yeas, 1 nay. Motion carried.

Dave Riley motioned to rescind previously Board approve motion authorizing a penalty of \$40 per month for late assessment and/or other fees owed the Association by members. Motion seconded and assigned the number of 05/09:15. Discussion ensued with voting as follows: 6 yeas, 0 nays. Motion carried.

Dave Riley motioned “than in addition to the (8%) per annum interest provided by the Declaration of Covenants, Conditions and Restrictions of Ownership, Article V, Section 11 Non Payment of Assessment, a late charge of 10% shall be applied to any assessment or monies due the Association that is delinquent by 30 days or more also as provided in the same quoted Article. This late charge shall not be cumulative.” Motion was seconded and assigned the number of 05/09:16. Discussion ensued with voting as follows: 6 yeas, 0 nays. Motion carried.

There being no further business, the meeting was adjourned at approximately 1130PM.

Dave Riley, Acting Secretary
May 21, 2009