

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP".
MINUTES
February 18, 2010

I. Call to Order

Meeting called to order at 7:35 pm by the presiding officer, Dave Riley. Board members present were Frank Banker, Nancy Ebersole, Hasan Tezduyar, Bob Tucker, and Tom Richmond. Derek Wehman, George Hope, and Jeff Clark also attended representing the property manager, Towne Properties.

II. Determination of Quorum

A quorum required to conduct the Annual meeting is one-fifth (20%) of the registered homeowners eligible to vote. Total membership is 558. Members in delinquency number 43. Members eligible to cast ballots are 515. The quorum requirement is then 103. Voting is accomplished by use of the directed proxy method and individual balloting of those attending the meeting.

A total of 73 directed proxies were received along with 25 individual ballots. The total number of members represented by proxy and in attendance was 98. A quorum was not present. The presiding officer instructed the members that the meeting would be adjourned until 1230PM on February 20, 2010. However, if no single individual in attendance objected; the presiding officer ruled that the meeting could continue. There were no objections and the meeting continued.

III. Proof of Notice

All association members were sent by US Mail information stating the date and time of the Annual meeting, resumes of the four candidates seeking election to the Board of Directors, directed proxy instructions, and a directed proxy form for return

IV. Approval of Minutes

The minutes from the Annual Meeting on February 19th, 2009 were distributed and read. No changes or correction to the minutes were brought forth. The minutes of the 2009 Annual Meeting were then accepted as written by acclamation.

V. Report of the Presiding Officer

Through budgeting restraints and contract negotiations, the Board was able to maintain the 2010 annual assessment at the same fee as for 2009. Diligent efforts by David Landenwitsch's Financial Committee along with spending controls implemented by Jeff Clark, our property manager, resulted in the Association being financially strong as 2009 came to a close.

The Board has become more aggressive in the pursuit of delinquent assessment collections. The efforts of the Delinquency Committee, chaired by Terry Hall, and the Board are expected to result in significant financial benefits to the Association during 2010.

- VI. Committee Reports
Those committees offering annual reports made copies available at the meeting and will upload their report to the WOHA website.
- VII. Property Manager Annual Report
The property manager's report was included in the attendee packet and will also be uploaded to the WOHA website.
- VIII. Unfinished Business
No unfinished business was carried over from the 2009 Annual Meeting.
- IX. New Business
 - A. No new business presented by the Board of Directors
 - B. No new business was present by the membership
 - C. The 2010 Nominating Committee was announced and includes Tom Richmond (Chair), Ron Hill, and Kay Wentzel.
 - D. Call for nominations to the Board of Directors from the membership-none, nominations closed.
 - E. The Secretary was excused from the ballot count since she was also a candidate for the Board of Directors. Board member Tom Richmond; association member David Landenwitch; and TPAMCO's George Hope and Allie Rice tabulated the balloting.
 - F. Unofficial results of the balloting were as follows:
 - 1. Frank Banker
 - 2. Brenda Weimer
 - 3. Nancy Ebersole and Terry W. Hall (tied)
- X. Announcements
 - A. The presiding officer stated that a run-off election will be held to fill the remaining position on the Board. Instructions will be mailed to all eligible members for voting.
 - B. A Board of Directors organization meeting will be held at 1230PM on February 27, 2010 at the WOHA clubhouse.
- XI. Adjournment
There being no further business to come before the membership, the meeting was adjourned at about 9PM.

Nancy Ebersole, Secretary
February 28, 2010