

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF APRIL 15, 2010 REGULAR MEETING

Call to Order:

A regular meeting of the Board of Directors of the Wynds at Oakbrook Homeowners Association was held on April 15, 2010, at the Association clubhouse. Board members in attendance were Frank Banker, Roger Mersmann, Terry Hall, Tom Richmond, Dave Riley, Robert Tucker and Hasan Tezduyar. A Quorum being present, the meeting was called to order at 7:00 PM. The property manager, Jeff Clark was in attendance as requested.

Minutes:

The minutes of the regular Board meeting of January 14, 2010, Executive meeting of March 23, 2010 and April 6, 2010 quarterly review meeting with Towne Properties had been previously sent electronically to all Board members. Minutes were then approved by acclamation.

Report of Property Manager: The Manager's Report is attached.
Hemmer will provide report on snow removal that was over \$80,000.00.

Reports of Standing Committees:

Committee Reports:

1. Architectural Committee – Roger Mersmann
Handicap railing request in process.
2. CIC Committee - Frank Banker
Meeting held on March 31, 2010 – Report attached.
Cliffs pool discoloration coming back, requested personnel to repair.
Problems with Boone County Water Department – replaced meters caused a problem.
Maintenance Subcommittee will oversee all work orders and call residents to make sure work was done properly and get any other comments.
Painting starts next week.
Info will be put on website and newsletter regarding which buildings will be re-roofed.
3. Finance Committee- David Landenwitch - No report.
4. Landscape Committee - Brenda Weimer
Hemmer had to hire new people this year, couldn't rehire experienced Mexicans so they are doing a lot of training.
100 Ash trees scheduled for treatment, getting two new bids.
Mulching will start next week.
5. Social/Recreational Committee – Linda Hall – Notes attached.
Oakbrook Cleans Up, April 24, 2010. (need street captains).
Derby Day Party at Clubhouse on May 1, 2010
6. Nominating Committee – Tom Richmond – No report.

7. Delinquency Committee - Terry Hall – No report.
8. Communication Committee – Linda Gray
Jennifer Mitchell gave presentation on doing monthly newsletter in color and including advertising. Motion would be needed to vote on producing color newsletter in future.
Discussion by Scott Hasler on changes to website. Website needs to be updated – i.e., current Board of Directors, etc. Linda will give Scott update.

Unfinished Business

1. Vertech to develop standard specifications for all construction work. Due May 1, 2010.
2. Select Pest Control for the Clubhouse. Meeting regarding possible roof leaks being the cause. Meeting with Steve before end of April.

New Business:

1/10:03 Motion

Frank Banker made a motion that Board disbands the Delinquency Committee. Delinquencies will now be part of the Finance Committee under the direction of Towne Properties PM Jeff Clark with recommendations from attorney Amy Ferguson, per the delinquency policy and finalized by the Board. Motion seconded. Vote 6 yeas and 1 abstain, motion carried.

Then floor was opened for comments from residents and directed to Jeff Clark for investigation and action.

The next regular Board meeting will held at the Wynds Clubhouse on May 20, 2010 at 7:00 p.m.

There being no further business, the meeting was adjourned at 9:00 PM.

Nancy Ebersole, Secretary
April 18, 2010