

WYNDY AT OAKBROOK HOMEOWNERS ASSOCIATION MINUTES OF MAY 20, 2010 REGULAR MEETING

Call to Order

A regular meeting of the Board of Directors of the Wynds at Oakbrook Homeowners Association was held on May, 2010, at the Association clubhouse. Board members in attendance were Frank Banker, Linda Gray, Robert Tucker, Brenda Weimer, Tom Richmond, Hasan Tezduyar and Terry Hall. The meeting was called to order at 7:00 PM with a quorum present.

Minutes

The minutes from the regular April meeting were approved by all Board members present.

Report of the Property Manager

Questions concerned: delinquencies (TH), painting of wood replacement (TH), mulch levels (TH), painting of siding in high sun exposure areas (RT)

Reports of Standing Committees

Architectural Committee – Roger Mersmann

No official report given

Nomination Committee – Tom Richmond

No report

Finance Committee – David Landenwitch

Concerns: delinquencies running \$4 to \$5 thousand/month, legal fees, roof replacement and costs for total replacement of suggested roofs, snow removal costs, cable fees (motion filed)

Motion filed: I, (David Landenwitch) as chair recommend that the “Management Company Negotiating Committee (Michael, Bob T., David Reilly (sp), and Hasan) meet with TP to settle the payback and future payments of the Kickback fees from Insight within the next 10 days. If a suitable agreement is not reached it is further recommended that we give TP the required 30 days notice required under Management and Duration section B paragraph 1 which states the Agreement may be terminated under the following conditions that “management company should fail to render the services specified in this agreement in the manner herein provided or to comply with or breach any of the provisions of this agreement and such failure or breach should continue for a period of 30 days after written notice thereof from the Board to the Manager. (Motion was unanimously approved)

Motion filed by Terry Hall and seconded by Bob Tucker: Motion was made to reinstate the Contract Negotiating Committee (members stated in above motion) (Motion was unanimously approved)

Landscape Committee – Brenda Weimer
No report

Social Rec Committee
Linda Hall

Request made for the following items:

\$100 for planting flowers at the clubhouse

\$200 for the beautifying lawns (rewards)

\$235 supplement for checking account

Recommendation to install handrail was tabled until a later date.

Motions filed by committee and seconded by Terry Hall to give requested monetary request to the Social Rec Committee. (Requests were unanimously approved.)

Capitol Projects/Maintenance Committee

Frank Banker gave report on progress of community projects.

Communication Committee

Linda Gray – Web design report was given by Scott Haster

Unfinished Business was deferred to New Business Report

- Community recycling will be investigated by Frank and Tom this summer.
- Becky Dozier gave the Clubhouse rentals report which shows steady requests for the clubhouse.
- Jeff introduced the bids for the repair of roofs in the community, specifically the four buildings that are in immediate repair.
Frank Banker made a motion that the lowest bids on each building be accepted. Motion seconded by Bob Tucker. Motion was unanimously approved.

The meeting was opened for residents' comments.

The meeting was adjourned at approximately 9:30 PM.

Tom Richmond
Acting Secretary