

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF EXECUTIVE BOARD MEETING JUNE 4, 2010

Call to Order:

A special executive meeting of the Wynds at Oakbrook Homeowners Associations, held at the clubhouse, was called to order by the President Linda Gray at 630P on June 4, 2010. All present executive board members, Ms Gray, Mr. Hall, Mr. Mersmann, Mr. Richmond, Mr. Riley, Mr. Tezduyar, Mr. Tucker, and Ms. Weimer were in attendance. The Secretary was absent. Mr. Riley substituted for the secretary.

The primary purpose of the meeting was to select and fill the vacancy created by the resignation of past board member, Mr. Frank Banker. Ms. Gray informed the Board that she would be stepping down as president effective at the close of this special meeting.

Minutes:

Mr. Richmond, acting secretary at the most recent regularly scheduled board meeting, distributed those minutes for review and corrections. The corrected minutes will be approved and accepted on or before the next regularly scheduled board meeting.

New Business:

The presiding officer opened the floor for nominations to fill the vacant board position. Mr. Riley nominated Ms. Nancy Ebersole; the nomination was seconded. Mr. Hall nominated Mr. David Landenwitch; the nomination was seconded. Discussion ensued. Voting by ballot commenced resulting in a tie for the position. The President called for additional discussion. Voting again commenced resulting in a majority vote for Mr. Landenwitch. Mr. Landenwitch was telephoned, informed of his selection, and asked to come to the meeting to participate in the board officer selection process.

Upon the arrival of Mr. Landenwitch, the presiding officer called for nominations for the newly vacated position of President of the Board of Directors. Mr. Tezduyar nominated Mr. Riley; the nomination was seconded. Mr. Tucker nominated Mr. Landenwitch; the nomination was seconded. Discussion ensued. Voting by ballot commenced. Mr. Riley received a majority of the votes.

The presiding officer called for nominations for the vacant position of Vice President of the Board of Directors. Mr. Riley nominated Mr. Hall; the nomination was seconded. Mr. Tucker nominated Mr. Landenwitch; the nomination was seconded. Discussion ensued. Voting by ballot commenced. Mr. Landenwitch received a majority of the votes.

Appointments to standing committees were postponed until such time that the new officers reviewed existing committee membership and vacated positions.

The Board discussed protocols for upcoming regular meetings and other items as listed. No formal motions were developed at this time for action. The major items discussed included the pros and cons of an executive sessions prior to regularly scheduled meetings to evaluate contract bids, and inspection procedures as well as to allow board members ample time to investigate issues requiring board action.

Two ad hoc committees were established. A Property Management Contract Committee consisting of Mr. Tezduyar (chair person), Mr. Tucker, and Mr. Richmond was appointed to begin the process of soliciting competent property management firms for presentation to the Board for action. An Insurance Committee consisting of Mr. Tucker (chair person), Ms. Gray, and Mr. Mersmann was appointed to determine if a new insurance agent is needed as well as to begin the insurance carrier solicitation process for 2011 property and casualty coverage.

Delinquency actions were discussed along with the difficulty of obtaining information from the attorney and property management company. It was suggested that a representative of Cuni, Ferguson and LaVay be invited to make a presentation to the entire board. The Board at that time will confirm instructions to the firm. The suggestion is noted, action pending.

Mr. Tucker reported on the progress of his Insight contract committee. Mr. Tucker stated that the committee is continuing to research possible remedies and will report and make a recommendation to the Board at a later date.

The final item of discussion related to the performance of the property management company and their selected property administrator. Board members selected Monday, June 28, 2010 as the date for the next property management review meeting. Mr. Riley is to contact Towne Properties to schedule the meeting. All members were requested to put their comments (pro and con) in writing and submit to Mr. Riley for compilation and distribution to all members and the property manager in sufficient time to allow for proper preparation of any rebuttals by the manager, and to expedite the smooth flow of the meeting.

Mr. Riley called another special executive meeting for Thursday, June 10, 2010. The proposed start time is 7PM at the clubhouse. An agenda will follow.

There being no further business to come before the executive session, the meeting was adjourned at about 930PM.

Dave Riley, Acting Secretary