

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF EXECUTIVE BOARD MEETING JUNE 10, 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 Dave Riley at 7P on June 10, 2010. Board members in attendance were Ms Gray, Mr. Hall, Mr. Landenwitch, Mr. Riley (President), Mr. Tezduyar, Mr. Tucker, and Ms. Weimer. The Secretary was absent. Mr. Riley substituted for the secretary. A quorum was present.

Minutes:

The minutes of the 5-20-10 regular meeting were approved as submitted. The minutes of the special executive meeting on 6-4-10 were previously approved through electronic correspondence.

Officers Reports:

President's Report:

Mr. Riley explained how he intended to conduct meetings and correspond to Board members during his term of office. Highlights are as follows:

- Robert's Rules will be used as much as possible
- Electronic communication will be used extensively
- The President or in his absence, the Vice President will be the spokes person between the Board and the property management company
- Duties of board members and officers were described as per By Laws
- Designation of Nancy Ebersole to continue as secretary was confirmed if she so chooses
- Unfilled committee chairs were filled
- Regular meeting informational sign discussed
- Delinquency resolution was read and explained
- How motions will be handled

Unfinished Business:

- Status of the Social/Recreation recommendation made at last regular meeting was brought up for action. The Board decided to table the motion and refer to the property manager for study and formal recommendation.
- Finance Committee motion regarding Insight contract was brought up for action. Motion tabled to a future date to allow for further evaluation by previously appointed ad hoc committee.

New Business:

- Mr. Riley presented the following motion: "I move that the Board of Directors of the Wynds at Oakbrook Homeowners Association instruct the President, as the authorized representative, to sign the Ameridian roofing contract as modified". Motion was seconded. Discussion ensued and voting commenced. Motion carried.
- Mr. Landenwitch presented the following motion: "I move that Motion 05/08:23 carried in May of 2008 be amended to exclude the membership make-up of the Financial Committee". Motion was seconded. Discussion ensued and voting commenced. Motion carried.
- Mr. Riley presented the following motion: "I move that in addition to the President, the Vice President of the Board of Directors be granted signing authority for purchase orders as directed by the President or in the event of the absence of the President. This motion does not include the signing of contracts unless the Vice President has been informed by the Board of the absence or incapability of the President". Motion was seconded. Discussion ensued and voting commenced. Motion carried.

- Mr. Riley submitted the following motion: “I move that Section A, Paragraph 5, of the current management contract be amended changing the limit of any one item of repair or replacement by changed from \$1,000 to \$2,500. This amendment to become effective upon endorsement by the authorized representative of Towne Properties and the President of the Wynds at Oakbrook HomeOwners Association.” Motion was seconded. Discussion ensued and voting commenced. Motion was lost.
- Mr. Hall presented the following motion: “I motion to immediately commence the repairs necessary to fix and complete the work orders at 1605 Greens Edge as follows: Replace the improperly installed patio and re-grade, and seed, the entire rear area behind the building that houses 1605. Motion was seconded. Mr. Riley offered an amendment to the motion changing the word ‘improper’ to ‘previously’. Amendment carried. Discussion on the main motion ensued and voting commenced. Motion carried.
- Mr. Hall presented the following motion: “I motion to immediately commence the repairs necessary to fix and complete the work orders at 1608 Greens Edge as follows: Replace the gutters, and wood below the window, and repaint the newly installed wood. Perform any other necessary repairs to effectively make the gutter system function as intended”. The motion did not receive a second therefore it ‘fell to the floor’.
- Mr. Riley presented the following motion: “I move that the President of the Board, on behalf of the Wynds at Oakbrook Homeowners Association and the Board of Directors, be authorized to sign an amendment to the current Insight “Right of Entry Installation and License Agreement” dated August 13, 2002, eliminating Paragraph 8, sub-paragraphs A and B which currently authorizes Towne Properties Asset Company to share in the Contract Administration Fee and Quarterly Revenue-Share Payment”. Motion was seconded. Discussion ensued and voting commenced. Motion carried.

Announcements:

- Management review meeting with Towne Properties scheduled for Tuesday, June 29, 2010 at 7PM.
- Potential meeting with Vertech engineers is under consideration by Board.
- Potential meeting with representatives of Cuni, Ferguson and LaVey also under consideration pending report from Finance Committee.

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

Dave Riley

President and Acting Secretary