

## WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION

Meeting Minutes  
September 16<sup>th</sup>, 2010

### **Call to Order:**

The regular scheduled Wynds at Oakbrook Homeowners Association Board of Directors meeting was held at the clubhouse on September 16, 2010. The meeting was called to order by Mr. David Landenwicht, VP at 7:00pm. Board members present were Linda Gray, Terry Hall, Roger Mersmann, Brenda Weimer, Judy Parker and David Frankenberg. . Jeff Clark, Property Manager Towne Properties. Absent with notice: David Riley, and Hasan Tezduyar. A quorum was present.

### **Minutes:**

The minutes of the regular meeting August 19, 2010 and the minutes of the Special Meeting of September 9, 2010 were previously approved through electronic correspondence.

### **Officers Reports:**

President Report – No report was submitted – President was absent

Vice Presidents Report – In absence of the President, Mr. Landenwicht stated that the board did accept the contract with Towne Properties for managing the Wynds. The contract will be renewed for 2 years at a unit price of \$13.00 the first year and \$13.50 the second year. The board voted at a special meeting on September 9, 2010.

### **Property Manager Report:**

Mr. Clark reported that the Financials were reviewed and adjusted for August 2010. One accrued payment of \$18,333.33 to Hemmer Co.

Cash in the operating account - \$86,611.28

Cash and CD's in reserves - \$993,314.97

Total Cash Assets- \$1,079,926.25

Variance Report – for Legal, Electric, Pool Contract see attached report.

### **Maintenance**

1. Work Order Status – Total outstanding service requests as of 9-9-2010 are 240.
2. 55 work orders were completed in August 2010.
3. Roof Replacement of first nine roofs has been completed
4. Final Payments will be made when punch list is completed.
5. 2010 Painting is completed and inspected
6. Concrete work is nearly complete.
7. Catch Basin work has been completed
8. Roof Replacement for 2010 Phase 3 contract has been awarded to RC Griffith Co. for completion of 8 roofs for 2010.

9. 6570 Summerfield Drive Fire Damage work has begun.
10. Englewood Light will be replaced as soon as the parts have been received.
11. Authorization has been given to Hertenburg painters to paint the metal Strips on all garage doors in the Cliffs Area.

### **Delinquencies**

1. The economy continues to cause issues with delinquencies.
2. Delinquent totals - \$102,875.44 which are down from \$111,434.65

### **Committee Reports**

1. Architectural Committee – Roger Mersmann - Improvement Request was approved for installation of windows.
2. Nominating Committee – No report
3. Finance Committee – David Landenwitch -2009 Audit Report - Report should be ready in a month. Mr. Landenwitch reported that the board was taking aggressive action with delinquencies but being cautious doing so. Mr. Landenwitch reported that Insight Cable Co. had monies ready for the Wynds.
4. Landscape Committee – No report
5. Social Recreation – Linda Hall -Report included
6. Communications Committee –Linda Gray - Mock-up for the Website was in process would be completed soon.
7. CPC - Linda Gray – Committee met to review the needs for 2011 budget.

### **Old Business**

It was reported that the Speedy Rail Company will install a new Hand Rail to be placed at the outer steps to the clubhouse. The work will be done in approximately one week.

### **New Business**

A motion was made by David Landenwitch to form a committee to be called “Enforcement Committee” – This committee will develop ideas on how to Enforce the rules and regulations, covenants and bylaws of the community. The committee will Report back to the board with their findings. Members consist of board member Judy Parker and resident, Mike Kosaruba. The motion passed with 7 yea votes.

### **Resident comments:**

Mr. and Mrs. Vaught of 6604 Trapside – asked if the engineer had look at the drainage problem at their property. Mr. Clark, stated Steve Verssen, Engineer will be in the next week.

the residents were concerned about receiving payment for their out of pocket expenses to repair the damages caused due to the water intrusion in the rear of their property. Resident was assured that their concerns would be addressed.

Kay Wentzel of Sweetwater Drive requested to have gutters checked and cleaned on her building.

Residents Emery and June Kocsis of 1648 Shady Cove requested that their front lawn area to be repaired from the damaged done by the waterline repaired in May. Mr. Clark said he would look at the situation and make arrangements to have the repair done as soon as possible.

Meeting adjourned at 8:20 pm.

Linda Gray  
Acting Secretary