

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
MINUTES OF SPECIAL BOARD MEETING NOVEMBER 1, 2010

Call to Order:

A special meeting of the Wynds at Oakbrook Homeowners Associations, held at the clubhouse, was called to order by the President Dave Riley at 7P on November 1, 2010. Board members in attendance were Ms. Gray, Mr. Hall, Mr. Landenwitch, Mr. Mersmann, Ms. Parker, Mr. Riley (President), Mr. Tezduyar, and Ms. Weimer. Mr. Riley filled the position of secretary. A quorum was present.

New Business:

The special meeting was called for these purposes:

1. Distribution of Finance Committee draft budget for 2011
2. Discuss and resolve the issue at 1594 Shady Cove
3. Discuss and resolve the issue at 6604 Trapside
4. Clarification of utility responsibilities as listed in the Documents

Mr. Landenwitch distributed the draft budget as prepared by the Finance Committee and Property Manager. He discussed the frugality of the budget, but took no questions deciding to wait until all had the opportunity to digest the information as given. Board member discussion will follow at another special called meeting for the purpose of 2011 budget resolution.

Mr. Riley opened the floor for discussion on the moisture issue at 1594 Shady Cove. After much discussion, the Board unanimously resolved to have the President inform the owner, in writing, that this issue is not covered by the external maintenance agreement between the property owner and the Association.

Mr. Riley presented a short presentation on the water infiltration problem that has occurred at 6604 Trapside, and the request by the property owner for reimbursement of carpet expenses. Water has entered the basement through the sliding glass doors three times in the past three years perhaps as the result of the common area sloping ground. Each time a work order was called in; and each time Association maintenance attempted to solve the problem. This is documented by copies of completed work orders.

The flooding occurs only during periods of excessively heavy rains such as the 4 inch per hour rain of early June 2010. The Property Manager's recommendation was sent to each Board Member electronically prior to the meeting. A rough draft of the engineer's recommendation was included in the electronic correspondence. The engineer's recommendation will require extensive and costly modifications to the surrounding common area. A more cost effective solution to re-grade and insure positive drainage away from the dwelling was the method selected to be initially tried. The Board unanimously resolved not to reimburse the property owner for carpet expenses. Under the same resolution, The Board assigned to the President the task of insuring that the positive drainage work begins immediately. The President is to meet

with the owner, the Property Manager, and any necessary engineering/contracting firm to get the project underway.

By electronic means, The Property Manager requested the Board review and clarify the utility responsibilities as detailed in the Documents. Mr. Hall and Mr. Landenwitch were assigned this task.

Ms. Gray asked for a few minutes to discuss document and rules/regulation violation issues. After a short discussion, Ms. Gray and Ms. Weimer were assigned the task of reviewing the existing Board developed rules and regulations, and report back to the board with suggestions for additions/deletions to the present set of Board approved rules and regulations.

There being no further business to be brought before the Board, the meeting was adjourned at 830PM.

Dave Riley

President and Acting Secretary