

**WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION
REGULAR BOARD MEETING OCTOBER 21, 2010**

Call to Order:

The regularly scheduled Wynds at Oakbrook Homeowners Association Board of Directors meeting was held at the clubhouse on October 21, 2010. A quorum being present, President Dave Riley called the meeting to order at 7PM. Board members in attendance were Mr. Frankenberg, Ms. Gray, Mr. Hall, Mr. Landenwitch (Vice President), Ms. Parker, Mr. Riley (President), and Ms. Weimer. The position of Secretary is vacant; so Mr. Riley substituted. Seventeen Association members and residents signed the attendance sheet.

Minutes:

The minutes of the September 16, 2010, meeting was approved with changes. One change or correction was to clarify that the Enforcement Committee approved by motion was in fact an ad hoc committee. The second change was to state the voting results of the motion and indicate that the motion carried. The Acting Secretary of the September 16 meeting will make the appropriate changes to the official minutes.

Officers Reports:

President's Report:

Mr. Riley informed the Board, association members, and guests that this was a regularly scheduled Board meeting convened to conduct the business of the Association. He asked that presenters be allowed to finish their presentation prior to Board questions. Association members and guests were requested to hold their comments/questions until the open session at the conclusion of the business meeting. He also instructed all attendees to refrain from derogatory and discourteous remarks.

Vice President's Report: None

Property Manager Report:

Mr. Clark reported on current financial conditions, delinquencies, maintenance activities, and project status including those underway and planned for the immediate future. Financial highlights are as follows:

Cash in operating account	= \$76,867.94
Cash & CDs in Reserves	= \$755,234.46
TOTAL CASH ASSETS	= \$832,102.40

The full Manager's report is on file.

Committee Reports:

1. Architectural Committee: Chair absent, no report sent.
2. Capital Planning Committee: Chairperson, Ms. Linda Gray, reported on current activities and submitted a written report for file.
3. Clubhouse: Coordinator, Ms. Becky Dozier, reported on recent activities and needs. Written report submitted and on file.
4. Communication Committee: Chairperson, Ms. Linda Gray, introduced Mr. Scott Hasler who made a short presentation on website upgrades. Report on file.
5. Finance Committee: Chairperson, Mr. David Landenwitsch, introduced Ms. Kathy Meyer, CPA who briefly explained the recently completed audit and discussed the auditor's recommendations. In addition Ms. Meyer informed the Board that the auditors were very complimentary of the accounting and financial controls in place at Towne Property, our current property manager. Completed audit documents will be delivered to each Board member when available. Mr. Landenwitsch discussed reserve funding and 2011 budgeting progress.

The Finance Committee submitted one recommendation to the Board to proceed with 8 additional foreclosures. The committee recommendation was discussed and voted on. There was unanimous agreement to proceed with these foreclosures; motion carried.

6. Landscape Committee: No report
7. Nominating Committee: No report
8. Social/Recreation Committee: Co-chairperson, Ms. Linda Hall, reported on the success of the recent Dog Fest and the upcoming November coat drive. The written report is on file.
9. Ad Hoc Enforcement Committee: Chairperson, Mr. Michael Koseruba, reported on the committee recommendations and suggestions to facilitate enforcement of Association documents. Report is on file. Mr. Koseruba stated that the committee had finished the assignment given them by the Board and is now officially disbanded. Further action is now up to the Board.

Unfinished Business:

There was no unfinished business to be brought before the Board.

New Business:

There was no new business brought before the Board.

Announcements:

1. Special Board meeting called for November 1, 2010, to resolve issues on Shady Cove, Trapside, and Greens Edge.
2. Social/Rec Coat Drive to be held on November 6, 2010.
3. Next regular Board meeting will be November 18, 2010.

Member/Resident Question & Answer Session:

1. 1654 Shady Cove is vacant and adjacent member asked that the unit be inspected to insure that the water is turned off to minimize the potential for water infiltration should the pipes burst this winter. Assigned to Brenda Weimer.
2. 1849/1851 Cliffview reported speeding traffic around the curve and requested consideration for a speed bump. Assigned investigation to David Landenwitch.
3. 1800 Cliffview reported a red Mercedes has been parked in the parking for several months without being moved. Assigned investigation to Linda Gray.

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

Dave Riley, President and Acting Secretary