

WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION BOARD MINUTES May 19, 2011

Call to Order

The meeting was called to order at 7pm by the Vice President, Mr. Shindeldecker. Board members in attendance were Mr. Landenwitch, Ms Naffziger, Ms Parker, Ms Carter and Ms Adams.

Mr. Carmichael and Mr. Hope of Towne Properties were also in attendance.

Mr. Landenwitch made a motion to accept the minutes from 04/21/2011 Board meeting. Ms Naffziger second the motion. The minutes were unanimously approved by the Board.

Presidents Report:

Mr. Hall was not in attendance to give a report. Mr. Landenwitch gave a report that Mr. Keeney had started negotiations with Towne Properties.

Vice-Presidents Report:

Mr. Shindeldecker gave a report on delinquencies.

Property Managers Report:

Mr. Carmichael gave a report. He has identified 135 work orders generated so far from the Spring walk through. Approximately 40% of walk though is completed. There is no estimate on costs.

Trap side - New drainage completed with no standing water reported

Decks - they are being inspected and repaired as necessary

Roofs - There will be a 33% increase in price of shingles on 6/1/11. It is recommended that we pre-purchase the needed amount of shingles from Modern Roofing Supply at the current cost. Ms Parker made a motion to pre-purchase the shingles. Ms Carter second the motion. Discussion followed. All American will be contracted to do 13 roofs. They will be the only company drawing from the pre-purchased shingles.

Mr. Shindeldecker called for a vote. The results are as follows: Ms Parker- Yes, Ms Naffziger- Yes, Ms Carter- Yes, Ms Adams- Yes and Mr. Landenwitch - Yes.

The motion to pre-purchase the shingles was approved.

Mr. Landenwitch advised the board that the roofing contracts with All American had been completed and signed by the vendor, the Board and Towne Properties.

Concrete Bids - \$5.00 per foot. Still getting bids.

Speed Bump - Ms Adams will meet with Mr. Carmichael on 5/20/11 to discuss the location of speed bumps on Cliffview Lane.

Finance Committee:

Mr. Landenwitch advised that there are still issues with the financial report issued by Towne Properties. Ms Meyers met with Scott Pluckett ,of Towne Properties, to help organize the bookkeeping.

Ms Adams made a motion to adjourn.
Ms Naffziger second the motion.

The meeting was adjourned at 8:30pm