

THE WYNDS AT OAKBROOK HOMEOWNERS' ASSOCIATION

MINUTES OF AUGUST 18, 2011 REGULAR MEETING

Call to Order:

A regular meeting of the Board of Directors of the Wynds at Oakbrook Homeowners Association was held on August 18, 2011, at the Association clubhouse. The President, David Landenwitch, called the meeting to order at 7pm. Members in attendance were Mr. Shindeldecker, Ms Parker, Ms Weimer, and Ms Adams. A Quorum was present. The property manager, Al Miller and Mr. Hope of Towne Properties were also in attendance.

The President, Mr. Landenwitch made a motion to approve the minutes from the July 21, 2011 meeting to be approved as read. Mr. Shindeldecker second the motion. All voted yes and the motion was approved.

Mr. Landenwitch introduced Ms Kathy Meyers as the new Treasurer for the Wynds Homeowners Association and Mr. Al Miller as our new Property Manager with Towne Properties.

Presidents Report:

CD's - The Association will take control of the CD account through the Board of Directors. The President, Vice President and Treasurer will be on the signature cards. There will be two signatures needed for transactions for these accounts. The physical CD certificates will be held by the Law Firm of Hemmer De Frank with Mr. Bruggemann acting as the agent for The Wynds of Oakbrook Homeowners Association.

Roofs - 19 Roofs contracted out of 29

Concrete Work - Contract has been signed with TMS to start work in September

Insight - Contract has been signed

Privacy Walls - Association is responsible for repairing the above ground structure and the homeowner is responsible for repairs to the Footers and Foundations.

Vice Presidents Report:

Club House Rentals - One in June and Two in July

Delinquencies - Late notices - 55 over 30 days, 3 over 60 days. Four foreclosures filed. Two properties sold in 2010 and will be written off.

Property Managers Report:

Roof Contracts bids presented by RC Griffith, CAAB, Griffin

Work Orders - 1200 work order for 2010. 600 Work orders to date for 2011. All work order prior to July 2011 have been completed. There are presently 122 outstanding.

Distribution of HOA Fees - 65% Are used for Operating expenses and 35% are for

Reserve Savings.

Committee Reports:

AC Committee - One application approved

Communication Committee - Next newsletter should be mailed in December

Finance Committee - No meeting was held. Kathy Meyers was elected by the Board to fill the position of Treasurer. Ms Meyers distributed questions on the financial statement that will be attached to the Minutes.

Mr. Landenwitch made a motion to adjourn the meeting. This was second by Ms. Weimer.

The meeting was adjourned at 8:30pm

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