

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
July 10, 2012

The regular July meeting of the Dominion Patio Homes Condominium Association No. 1-A was held on Tuesday, July 10, 2012, at 6:30 PM., at Williamson Management, Inc., 215 William Street, Bensenville, IL 60106.

The following board members were present:

Dorothy Loy
Janice Eppelheimer
Krystyna Ryback
Brian Hiers
Mario A. Barrales

Five board members were present, a quorum was declared. Kelly Koehler of Williamson Management was also present.

The following members were present:

Fred Latzke

AGENDA

Janice Eppelheimer moved to adopt the agenda. Brian Hiers seconded the motion. The motion unanimously passed.

APPROVAL OF THE FEBRUARY 21, 2012 BOARD MINUTES

Brian Hiers moved to approve the February 21, 2012 Board of Directors minutes meeting minutes as prepared by director Mario A. Barrales. Dorothy Loy seconded the motion. The motion unanimously passed.

TREASURER'S REPORT

Krystyna Ryback moved to approve the month-end financial reports for February 29, 2012, March 31, 2012, and April 30, 2012 as prepared by Williamson Management. Dorothy Loy seconded the motion. The motion unanimously passed.

PRESIDENT'S REPORT

Dorothy Loy reported that the homeowners of the unit 323 accepted an offer. As soon as the offer is accepted by the mortgage lender the closing of the property will be scheduled.

Dorothy Loy made a motion to accept the proposal from Dave Hammer to do exterior maintenance and needed wood replacement of the complex. Krystyna Ryback seconded the motion. The motion unanimously passed. This motion will be accepted if the Board is satisfied with Kelly's report of the products and materials he will be using.

MANAGEMENT REPORT

Williamson Management reported that preventative maintenance of the roofs is not needed at this time. However, Barry Roofing will conduct roof inspections due to the fact that our area experienced severe windstorms. Kelly also mentioned that preventative maintenance is recommended after five years.

Dorothy Loy made a motion to approve the architectural application of the homeowner of the unit 327. Krystyna Ryback seconded the motion. The motion unanimously passed.

HOMEOWNERS OPEN DISCUSSION

No homeowners discussion took place at this meeting.

ADJOURNMENT:

Mario Barrales moved to adjourn the meeting at 8:28 PM. Janice Eppelheimer seconded the motion. The motion was unanimously passed.

Mario A. Barrales, Director