

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
September 20, 2011

The regular September meeting of the Dominion Patio Homes Condominium Association No. 1-A was held on Tuesday, September 20, 2011, at 6:30 PM., at Williamson Management, Inc., 215 William Street, Bensenville, IL 60106.

The following board members were present:

Dorothy Loy
Janice Eppelheimer
Brian Hiers
Krystyna Ryback
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:

Dave Griffin
Fred Latzke

AGENDA

Dorothy Loy moved to adopt the agenda. Krystyna Ryback seconded the motion. The motion unanimously passed.

APPROVAL OF THE JUNE 21, 2011 BOARD MINUTES

Janice Eppelheimer made a motion to approve the June 21, 2011 Board of Directors minutes as prepared by Mario A. Barrales. Brian Hiers seconded the motion. The motion unanimously passed.

APPROVAL OF THE AUGUST 1, 2011 BOARD MINUTES

Janice Eppelheimer made a motion to approve the August 1, 2011 Board of Directors minutes as prepared by Mario A. Barrales. Krystyna Ryback seconded the motion. The motion unanimously passed.

PRESIDENT'S REPORT

Dorothy Loy reported that the unit 355 is still for sale and that unit 345 is contract pending.

TREASURER'S REPORT

Krystyna Ryback made a motion to approve the month-end financial reports for July 2011 as prepared by Williamson Management. Dorothy Loy seconded the motion. The motion unanimously passed. The balance sheet indicates that as of July of 2011 the Dominion Patio Homes Condominium Association No. 1-A liabilities and equity are \$130,870.48.

ROOF REPLACEMENT PROJECT

Dorothy Loy made a motion to accept the agreement (AIA[®] Document A101[™] - 2007) between Barry Roofing, Inc. and Dominion Patio Homes Condominium Association No. 1-A for the roof replacement of all the units of Dominion Patio Homes Condominium Association No. 1-A. Having as architect Property Technics, Inc. The total amount of the agreement is \$176,756.00. Krystyna Ryback seconded the motion. The motion unanimously passed.

Janice Eppelheimer made a motion to accept the commitment letter loan proposal from Itasca Bank & Trust Co. dated on September 16, 2011. The loan proposal is for up to \$100,000, for a five-year term, with no prepayment penalty, and an interest rate of 6.25%. The monthly payment of the loan will be \$1,949.35. The total loan cost will not exceed \$3,000.00. Krystyna Ryback seconded the motion. The motion unanimously passed.

MANAGEMENT REPORT

Krystyna Ryback made a motion to accept the proposal submitted by Mark Cantey & Associates dated August 25, 2011. The proposal is for a full audit of the year-end balance sheet for the year ending 2011 and 2012. The proposal also includes the preparation of the State and Federal income. This proposal is not to exceed \$2,200.00. Dorothy Loy seconded the motion. The motion unanimously passed.

Krystyna Ryback made a motion to accept the 2012 budget, which reflects no increase in the monthly assessments. Dorothy Loy seconded the motion. The motion unanimously passed.

Janice Eppelheimer made a motion to accept work order 1382 in the amount of \$2,649.00 for the repair of the siding of the unit number 452. Brian Hiers seconded the motion. The motion unanimously passed.

When a homeowner contacts Williamson Management requesting a repair, Williamson Management will acknowledge the request and send a letter informing the homeowner that should the repair not fall under the association guidelines, the unit owner will be responsible for any charges incurred for said repair.

Williamson management also presented to the Board the new management contract. The Board will review the proposal to determine how to proceed.

HOMEOWNERS OPEN DISCUSSION

Brian Hiers, homeowner of unit 474, reported that the sidewalk concrete between the units 474 and 476 is cracked in several areas and needs to be replaced. The Board and Management will follow up on the request to make a determination.

ADJOURNMENT:

Dorothy Loy moved to adjourn the meeting at 8:05 PM. Janice Eppelheimer seconded the motion. The motion was unanimously passed.

Mario A. Barrales, Director