

**DOMINION PLAZA 1A ASSOCIATION  
BOARD MEETING MINUTES  
DECEMBER 19, 2000**

**Board Members Present:** Ronald Ranieri, Terry Sopko, Scott Ryback & Nancy Phillip

**Absent:**

**Also Present:** Karen Peacher of Jones & Jones, Inc.

Meeting called to Order at 7:10 PM.

Open forum was held with the homeowners who were present.

Motion by Ron Ranieri, seconded by Terry Sopko to approve minutes of 10/16/00 board meeting with correction of Al Sowers to Terry Sopko under "New Business" – so passed.

Karen Peacher gave an overview of the association's financial position as of 11/30/00 with total assets of \$49,331.39.

**Management Report:** Karen presented the management report.

**Old Business:** None

**New Business:**

Agreed unanimously to rescind approval for Wally Hastings to do year-end tax work and have CPA selected by management do tax work @350.

Motion by Terry Sopko, seconded by Nancy Phillip to send a survey to all homeowners with three options for them to choose from; To install a pitched roof over existing garage roofs; repair existing roof through association (both of which will require a bank loan) or amend declaration, if attorney advises it can be done) to have responsibility for garage roof maintenance and repair be each homeowner's responsibility. Target date to get responses in February 1, 2001. So passed.

Motion by Nancy Phillip, seconded by Terry Sopko to approved 2001 budget with landscaping extras reduced to \$1,400 from \$3,000 and snow removal increased to \$9,600 from \$8,000. So passed. Management will send the approved budget to homeowners with a letter requesting that pet owners be responsible with cleaning up after their dogs promptly and to respect their neighbors by not allowing dogs to bark on a continual basis. Letter to include a reminder that each homeowner must contact management when they make the decision to sell their unit so the Board can be advised.

Page 2 continued

Board meeting minutes Dominion Plaza 1A Association December 19, 2000

Motion by Ron Ranieri, seconded by Terry Sopko to renew the management contract with Jones & Jones, Inc to run from January 1, 2001 through December 31, 2001. So passed.

Unanimously agreed that Ron Ranieri would serve as vice-president and that Terry Sopko would serve as secretary.

Unanimously agreed that management should not issue any work orders without approval from board president or vice-president.

Motion by Nancy Phillip, seconded by Terry Sopko to transfer any excess funds at year-end into reserves. So passed.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,  
Karen Peacher/Jones & Jones, Inc.