

**DOMINION PLAZA 1-A PATIO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 29, 2001**

A meeting of the Homeowners of DOMINION PLAZA 1 A PATIO HOMEOWNERS ASSOCIATION was held on October 29, 2001, pursuant to the Declaration.

Mr. Carl Permanian, President, called the meeting to order at 7:05 P.M. Roll Call was taken and a quorum was present:

Board Members Present: Carl Permanian, President
 Ron Ranieri, Vice President
 Terry Sopko, Secretary
 Nancy Philip, Treasurer
 Scott Ryback, Director

Also Present: Jory J. Carrick, Williamson Management
 Homeowners

ADOPTION OF AGENDA

Upon motion by Mr. Sopko, seconded by Ms. Philip and unanimously carried, it was:

RESOLVED to approve the agenda

APPROVAL OF MINUTES

Due to the minutes not being provided prior to the meeting, the minutes from the previous meeting were not approved.

TREASURER'S REPORT

Ms. Philip reported that the association has approximately \$47,000.00 in total assets of which approximately \$28,000 are held in certificates of deposit.

Upon motion made by Mr. Sopko, seconded by Mr. Ryback, and unanimously carried it was:

RESOLVED to approve the September 30, 2001 financial reports as prepared by Jones & Jones, the managing agent during said period.

MANAGEMENT REPORT

Upon motion made by Ms. Philip, seconded by Mr. Sopko, and unanimously carried it was:

RESOLVED to select Building Maintenance Systems, Inc. as the snow removal contractor for the monthly fee of \$1700 with a 45-inch cap for the period November 1, 2001 through March 30, 2002.

RESOLVED to approve the proposal presented by David Krutilla, Roofing Contractor, to repair the roofs at 355, 331, 345, 484, and 353 Dominion Drive at a total price of \$850.00.

RESOLVED to approve the proposal presented by David Krutilla, Roofing Contractor, to repair the roof at 353 Dominion Drive at a total price of \$1200.00.

RESOLVED to approve payment of \$400 to Ed Stevenson, 325 Dominion Drive, as reimbursement for roof repairs made to his unit by an outside contractor he hired due to an emergency.

RESOLVED to approve the landscaper or some other contractor to remove the large tree in front of 341 Dominion (Al Sowers) and 484 Dominion (Fred Latzke) at a price not to exceed \$1100.00.

Management was directed to have the roofer inspect 351 Dominion (Tom Stapleton) for a roof leak and to have the roofer contact Scott Ryback as Stapleton is out of town for some time.

Management was directed to pay the outstanding legal bill from William Danna for the opinion sought by Terry Sopko regarding a declaration amendment.

Management was directed to contact Western DuPage, the association's landscaper, and inform them to cut the lawn on Thursday or Friday instead of Saturday.

Management was directed to follow up with David Krutilla regarding the condition of Mr. Mulay's roof at 345 Dominion. Mr. Mulay requested that his entire roof be reworked before November 30, 2001 due to a history of leaks.

Management was directed to send a letter to the Pool & Deck Association asking them to make necessary repairs to the top of the parking garage. Additionally, the PDA should also create some barrier at the edge of the roof line that runs adjacent to Dominion Plaza 1-A's property line to prevent flooding. The homes adjacent to such area have experienced severe flooding due to inadequate draining of the roof and subsequent run-off.

ADJOURNMENT

Upon motion by Mr. Sopko, seconded by Mr. Ryback, and unanimously carried, it was resolved to adjourn the meeting at 8:23 P.M.