

**DOMINION PLAZA 1-A PATIO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FOR NOVEMBER 7, 2002 MEETING**

The following members of the Board of Directors were present:

Preston Marks  
Ron Ranieri  
Terry Sopko  
Krystyna Patyk-Ryback  
Dave Griffin

all members being present, a quorum was declared.

Also present was Jory J. Carrick of Williamson Management.

**SNOW REMOVAL**

Terry Sopko moved that the Addlawn Landscaping Services, Inc. bid of \$985.00 per month for snow removal and \$45.00 per hour to shovel snow from the front entrance of the unit to the driveway for the period November 1, 2002 to March 31, 2003 be accepted. Further, three out of five board members may approve optional services. Krystyna Patyk-Ryback seconded the motion. The motion was unanimously passed.

**LAWN SERVICES FOR THE 2003 SEASON APRIL 1, 2003 THROUGH NOVEMBER 15, 2003**

Terry Sopko move that the Addlawn Landscaping Services, Inc. bid for lawn services for the 2003 season be accepted conditioned upon the Association being able to terminate the landscaping service contract with Western DuPage. Preston Marks seconded the motion. The motion was unanimously passed.

Dave Griffin moved that Jory Carrick be authorized to execute the Addlawn Landscapping Services, Inc. bid for lawn services for the 2003 season on behalf of the Association if Western DuPage agrees to terminate the existing lawn services Agreement. Krystyna Patyk-Ryback seconded the motion. The motion was unanimously passed.

**DOMINION ROAD ASSOCIATION**

Krystyna Patyk-Ryback gave a brief report on the Dominion Road Association. Its budget for the year 2003 has not yet been adopted. It is anticipated that there will be a slight increase in the Dominion Plaza 1-A Patio Homeowners Association assessment.

## **POOL AND DECK ASSOCIATION**

A brief discussion took place about the Pool and Deck Association. There is a meeting on November 13, 2002 and members were encouraged to attend.

## **MASTER ASSOCIATION CONDO DECLARATION**

There was a discussion about locating a copy of the Condo Declaration for the Master Association so that it can be reviewed to determine the rights and obligations of the Dominion Plaza 1-A Homeowners Association.

## **PROPOSAL TO CONDO DECLARATION AND/OR AMEND THE BY-LAWS**

There was a discussion concerning amending the Dominion Plaza 1-A Patio Homeowners Association Condo Declaration and or By-Laws. Comments were made that the Declaration was for a Condominium Association and not a Townhouse Association.

Ron Ranieri suggested that each homeowner should be responsible for their garage. There were discussions concerning each homeowner being responsible for the interior of their townhouse including to the pipes, foundations, etc.

Further discussion took place about retaining an attorney with Condo Declaration experience to assist in amending the by-laws. Ron Ranieri said he would talk to one attorney to find out the estimated costs to amend the by-laws and the legal requirements.

## **2003 BUDGET**

Terry Sopko moved that the Dominion Plaza 1-A Patio Homeowners Association Budget Projection without the 6% increase in the assessment be adopted. Ron Ranieri seconded the motion.

Terry Sopko, Ron Ranieri and Preston Marks did not feel the monthly assessment should be increased. Krystyna Patyk-Ryback and Dave Griffin felt that the monthly assessment should be increased 6% to meet rising costs.

There was discussion about the deferred maintenance and the possible need for special assessments for large scale projects as set forth in these minutes.

A vote was taken. Terry Sopko, Ron Ranieri and Preston Marks voted yes. Krystyna Patyk-Ryback and Dave Griffin voted no.

### **333 DOMINION REPAIR**

Terry Sopko moved that the \$640.00 American Decorating Bid to repair 333 Dominion be accepted and the work performed. Preston Marks seconded the motion. The motion was unanimously passed.

### **INSURANCE COMPANY DISPUTE**

An issue was raised about the responsibility for damage to the interior of a unit caused by problems exclusively within a unit. Should it be the responsibility of the homeowner or the Association? A homeowner's insurance company and the Association Insurance Company had a dispute over who was primarily responsible to pay for the damage. The Association Insurance Company did pay for the damage after reviewing the Condo Declaration. The consensus of the Board is that the homeowner should be responsible but that issue is governed by the Condo Declaration.

### **MANAGEMENT REPORT**

Jory Carrick passed out a Management Report. Jory discussed the property inspection that he made with a maintenance representative. Jory indicated the work that he felt may be necessary to be done both for preventive maintenance and maintenance that is needed. Jory Carrick secured quotes for the various types of work that may or should be done.

The Board Members were requested to review the Management Report, the bids and the proposed work for further discussion at the next meeting or a future meeting. There was no discussion at the meeting concerning the need for the work.

### **ADJOURNMENT**

Upon unanimous vote the meeting was adjourned and the next meeting scheduled for December 10, 2002.

---

Dave Griffin, Secretary