

**DOMINION PLAZA 1-A PATIO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FOR DECEMBER 11, 2002 MEETING**

The following members of the Board of Directors were present:

Preston Marks  
Terry Sopko  
Krystyna Patyk-Ryback  
Dave Griffin

Four board members being present, a quorum was declared.

Also present was Jory J. Carrick of Williamson Management.

**MINUTES FOR NOVEMBER 7, 2002 BOARD OF DIRECTORS MEETING**

The November 7, 2002 minutes for the November 7, 2002 Board of Directors Meeting were read and reviewed by the members of the Board of Directors. Terry Sopko moved the approval of the minutes. Krystyna Patyk-Ryback seconded the motion. The motion was unanimously passed.

**PAST RECORDS OF THE ASSOCIATION**

A discussion took place concerning the location of previous records of the Association. It was believed that an attorney located in Elmhurst had agreed to store the records in his office. It was also believed that Nancy Phillips may have stored some of the records and probably knows the name of the attorney. It was decided to gather the records and store the records at Williamson Management at the suggestion of Jory Carrick. Preston Marks stated he would contact Nancy Phillips to discuss her knowledge of where the old records were stored and if she had stored some of the records.

**AMENDMENT OF THE CONDOMINIUM DECLARATION**

A discussion took place about amending the Condominium Declaration to possibly have the Declaration be similar to town house associations but still complying with the Condominium law. There was extensive discussion about what should be a common element and what should be a unit owner's responsibility.

Dave Griffin indicated to amend the provisions of the Condo Declaration relating to Common Elements would require a unanimous agreement of all unit owners and their respective mortgagees. He also stated the Condo Declaration reflects that there is a three dimensional survey setting forth the units and possibly the Common Elements. Nobody at the meeting had seen such a survey.

Article XII, paragraph 8 of the Condo Declaration sets out the requirements for amending the Condo Declaration. To change, modify or rescind Article III, Definition of Common Elements, would require a written document acknowledged by the Association, all of the Owners and mortgagees having bona fide liens of record against any Unit Ownerships.

It was decided that the Board Members and any unit owner in attendance would submit a list of items that the unit owner would like considered to amend the Condo Declaration so that each unit owner would have responsibility for maintaining his or her unit in a similar manner as town house associations. The items should be e-mailed to Jory Carrick at [wmson\\_mgnt@hotmail.com](mailto:wmson_mgnt@hotmail.com). Jory Carrick would list the items into a survey form. After the Board Members agree as to the items to be included in the survey, the form would be sent to all the unit owners to get their input as to whether they would agree to amend the Condo Declaration. For those unit owners that did not respond, Board Members would follow up with those unit owners to get their input.

Dave Griffin indicated that when he was in Wheaton, he would go to the DuPage County Recorder's office to see if the Condo Declaration and the three dimensional survey could be located and viewed.

Preston Marks stated that unit owner Tom Stapleton had lived in the development for years and had knowledge about how matters were handled when the Condo Declaration was prepared and some of the problems that were experienced. It was decided that a Board Member or Members should talk to Tom Stapleton to get his input.

## **RULES AND REGULATIONS FOR USE OF COMMON ELEMENTS**

There was a discussion about passing rules and regulations about the use of Common Elements such as the roof deck over the garages. Concern was expressed about unit owners causing damage to the roof deck by their own action and attempting to have the Association pay for the repairs.

Article IV, Paragraphs 4 and 7 somewhat addresses the issues being discussed. Article IV, Paragraph 4(a) in part states:

Regulation by Association. No person shall use the Common Elements or any part thereof in any manner contrary to or not in accordance with such rules and regulations pertaining thereto as from time to time may be adopted by the Association as provided in Paragraph 7 of Article V....

Article IV, Section 7 states:

Repairs to Common Elements necessitated by Owner's acts. Each Owner agrees to maintain, repair and replace at his expense all portions of the Common Elements which may be damaged or destroyed by reason of his own or any Occupant's act or neglect, or by the act or neglect of any invitee, licensee or guest of such Owner or Occupant.

## **SNOW PLOWING CONTRACT**

A discussion took place to limit the amount of salt being spread by the company doing the plowing. It was decided to request the company to limit salting to spreading potassium chloride salt on the steps or to cases where conditions are icy. Otherwise the budget for salt will be used up sometime in January. Jory Carrick indicated that he would discuss the matter with the company.

## **TREASURER'S REPORT**

Krystyna Patyk-Ryback submitted the treasurer's report to the periods ending September 30, 2002 and October 31, 2002. The report was read and reviewed. Krystyna Patyk-Ryback moved that the reports be adopted and approved. Terry Sopko seconded the motion. The motion was passed unanimously.

## **NEXT MEETING OF THE BOARD OF DIRECTORS**

A discussion took place whether the meeting should be held monthly or every other month. It was decided to see whether an Oak Meadows meeting room would be available for the next meeting and when it might be available. If the meeting room is available in January, 2003 a meeting will be scheduled otherwise the meeting will be at Williamson Management.

## **ANNUAL BUDGET**

The proposed annual budget for the year 2003 was presented to the meeting. Dave Griffin and Krystyna Patyk-Ryback again indicated their preference to increase the dues to address rising costs and set aside funds for larger projects that may be needed. Notwithstanding because only two of the three Board Members who had voted in favor of the proposed budget at the last meeting of the Board of Directors were present, Dave Griffin moved the adoption and approval of the Budget for the year 2003. Terry Sopko seconded the motion. Dave Griffin, Terry Sopko and Preston Marks voted in favor of the budget. Krystyna Patyk-Ryback abstained stating she could not in good conscience vote for the budget without providing for rising costs. The budget was adopted and approved.

## **ADJOURNMENT**

Terry Sopko moved that the meeting be adjourned. Dave Griffin seconded the motion. The motion was passed unanimously.

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Dave Griffin, Secretary