

**DOMINION PLAZA 1-A PATIO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FOR JULY 9, 2003**

The following members of the Board of Directors were present:

Preston Marks
Krystyna Patyk-Ryback
Ron Ranieri
Dave Griffin

Not present

Terry Sopko

Four board members being present, a quorum was declared.

Also present was Angel Runnion of Williamson Management.

Scott Ryback, Carl Permanian, Fred and Anne Latzke, Jon and Anna Demaine and Julie Zankovich.

ATTORNEY DAVID FREEMAN

At the request of the Board, attorney David Freeman answered questions concerning the requirements to amend the Condominium Declaration as to units and common elements.

David Freeman indicated all 28 unit owners would have to approve amending unit and/or common element descriptions. The Condo Declaration also states all unit mortgagees also have to approve. He discussed sending the unit mortgagees a letter advising them that the Condo Declaration is being amended. It would be very difficult to secure the approval of 28 mortgagees.

To amend the Condo Declaration so that each unit owner would own property including his own unit, the patio areas on both sides of the unit and the garage would require re-platting the Condominium Plat of Survey. This would also require the approval of the Village of Wood Dale. The re-platting would probably be very expensive as it requires resurveying the all the property.

David Freeman recommended that the Board Members and unit owners make a list of what they want to accomplish and make sure that all unit owners agree on Amending the Condo Declaration. David Freeman could address the list of proposed changes and answer questions about what the unit owners wanted to accomplish. If one unit owner objects, the unit and/or common element descriptions of the Condo Declaration could not be amended.

David Freeman addressed other matters raised by the Board.

AGENDA

Dave Griffin moved to adopt the Agenda. Krystyna Patyk-Ryback seconded the motion. The motion was unanimously adopted.

MINUTES OF FOR MAY 7, 2003 BOARD OF DIRECTORS MEETING

The minutes for the May 7, 2003 Board of Directors Meeting were reviewed. Krystyna Patyk-Ryback moved to approve the May 7, 2003 Board of Directors Meeting Minutes. Preston Marks seconded the motion and the motion unanimously passed.

TREASURER'S REPORT

The Board of Directors decided to defer approving the Treasurer's Report until the next meeting of the Board of Directors to allow Board Members more time to review the Treasurer's Report.

MANAGEMENT REPORT

Angel Runnion presented the bids for painting and replacing rotted wood. It was decided to get one additional bid. Discussion took place about a special assessment for the painting and wood work. Once a decision is made the unit owners will be entitled to a 30 day notice. A discussion also took place about getting a bank loan for the project to spread the cost out over a longer period of time. Further, there was discussion about use of part of the current reserves for the work.

Proposals were presented to repair the roofs on units located at 452 Dominion and 454 Dominion. The proposals were from Lake Side Roofing in the amounts of \$1352 and \$432. Dave Griffin moved that the proposals be approved and the repairs made. Preston Marks seconded the motion. Krystyna Patyk-Ryback, Preston Marks and Dave Griffin voted in favor. Ron Ranieri abstained from voting.

STATE FARM INSURANCE PREMIUM

The State Farm insurance premium in the amount of \$6801 was presented to the Board of Directors. Dave Griffin moved that the premium be paid. Preston Marks seconded the motion. The motion was unanimously approved.

UNIT OWNERS OPEN DISCUSSION

Carl Permanian addressed the Board of Directors about his proposal to relocate his driveway. The proposal had been rejected at the prior meeting. The Board of Directors did not vote to reconsider their decision.

There was discussion about contacting the Road Association about putting speed bumps in certain spots.

Jon Demaine asked questions about how the monthly assessment is allocated. Dave Griffin gave an approximate break down. Jon Demaine stated that he thought the assessment should be raised so that there are sufficient funds in the reserve to pay for the large projects that need to be done.

Dave and Liz Nickel sent a letter to the management concerning roof leaks in the garage and damage done and wasps below the roof but above the ceilings of their unit. The garage roof leaks would be addressed when the painting and wood repair is done. The management company was directed to send a person out to correct the wasp situation under their unit roof. They also raised the issue of replacing their driveway. The Board of Directors was not in favor of replacing driveways.

Carmella Grimaldi sent a written request for work to be done. She requested a step in the golf side of the patio to be raised. The Board felt the patios had been put in by the unit owners and they should bear the responsibility of repairing their own patios. It was agreed that her bushes should be trimmed but not cut down. It was further decided that it was not the responsibility of the Association to build a brick wall in front of the back patio to keep debris from coming on the patio. Further, she requested that her bricks need tuck pointing. That will be done when all the units are tuck pointed at some future date

NEXT MEETING

It was decided to have the next meeting on Wednesday, August 6, 2003.

ADJOURNMENT

Ron Ranieri moved to adjourn. Krytyna Patyk-Ryback seconded the motion. The motion was unanimously approved.

Dave Griffin, Secretary