

**DOMINION PLAZA 1-A PATIO HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
FOR AUGUST 6, 2003**

The following members of the Board of Directors were present:

Terry Sopko
Krystyna Patyk-Ryback
Ron Ranieri
Dave Griffin

Not present

Preston Marks

Four board members being present, a quorum was declared.

Also present was Angel Runnion of Williamson Management.
Scott Ryback, Price Sowers, Fred and Anne Latzke, Jon and Anna Demaine.

AGENDA

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

MINUTES OF FOR JULY 9, 2003 BOARD OF DIRECTORS MEETING

The minutes for the July 9, 2003 Board of Directors Meeting were reviewed. Krystyna Patyk-Ryback moved to approve the July 9, 2003 Board of Directors Meeting Minutes. Ron Ranieri seconded the motion and the motion unanimously passed.

TREASURER'S REPORT

The Board of Directors decided to defer approval of the Treasurer's Report until the next meeting of the Board of Directors at the request of a Board Member to allow more time to review the Treasurer's Report.

PRESIDENT AND MANAGEMENT REPORTS AND HOMEOWNER COMMENTS

Angel Runnion presented the bids for painting and replacing rotted wood. There was a significant difference between the low bid and the high bid. American Decorating had provided a very detailed bid listing what needed to be done at each unit. The low bid from Paul Putzer Painting was not clear if wood replacement had been included on the units. It was decided to take the American Decorating specification and send that to Paul Putzer Painting to determine if that work had been included and if not to get a new bid

from Paul Putzer Painting. Paul Putzer Painting could not do the work this year as they just undertook a large job. American Decorating's bid was given in 2002. As soon as Angel Runnion can secure information from Paul Putzer Painting a Board meeting will be called to discuss the bids. The Board members present indicated the need to get the work done. It was also discussed that the caps on the parapet walls may have to be replaced on some of the units if the caps have worn through or have too much rust.

Discussion took place about a special assessment for the painting and wood work. Since the special assessment could be \$2,000 a unit, there was discussion about the Homeowner's Association securing a loan to do the work. Unit owners could then be given the option to pay their assessment all at once or paid over a period of time. Further, there was discussion about use of part of the current reserves for the work.

Discussion took place about using part of the reserves for the project. Since there are other projects that may be needed in the near future the consensus was not to use the reserves. Using the reserves would leave the reserves at too low a level.

Homeowners who attended the meeting commented that it appeared that the monthly assessment was too low to provide for the work that needed to be done on the units and to build the reserves that are needed to avoid special assessments in the future. Dave Griffin stated that approximately \$12.00 of each monthly assessment was budgeted for repairs and maintenance. He further stated with the increased insurance premium that had to be paid and the funds being paid out to repair the units on a current basis that it was unlikely that any funds would be available this year to transfer from the operating expense fund to the reserve fund.

A discussion took place between members of the Board and the homeowners about whether it would be appropriate to increase the monthly assessment. This debate has continued since the 2003 budget was adopted. Board members are split on the need to increase the monthly assessment. Some Board members feel that it is better not to increase the monthly assessment. Other Board members expressed there is a need to increase the monthly assessment so that it is not necessary to have large special assessments and to have adequate reserves for larger projects. The unit owners in attendance expressed their preference for an increase in the monthly assessment. Price Sowers indicated that he just moved from a large townhouse association where the monthly assessment was \$250.00 per month. He was the treasurer of the townhouse association and they had budgeted for projected repairs that would be needed.

Angel Runnion indicated that a B.T. Lakeside company is inspecting the roofs and will give the Association a report on their findings.

Proposals were presented to repair foundation water leaks at units located at 343 Dominion and 345 Dominion. The proposals were from Midwest Waterproofing Service, Inc. in the amounts of \$585 and \$1150. Terry Sopko moved that the proposals be approved and the repairs made. Dave Griffin seconded the motion. Krystyna Patyk-

Ryback, Terry Sopko and Dave Griffin voted in favor. Ron Ranieri voted against the proposal. The motion was passed.

A continuing discussion took place about amending the Condominium Declaration so that the units were described similar to townhouses. Dave Griffin said he would take the Plat of Survey to the successor to the survey company who did the previous survey to get a quote from the surveyor as to an approximate cost to replat the property covered by the property. Dave Griffin again stressed that all 28 unit owners would have to agree. It was further pointed out that attorney, David Freeman who attended the last Board meeting had not ruled out the necessity of securing the approval of each unit owner's mortgagee to change the description of the common elements and the units. The Condo Declaration states that approval of the Board of Directors, all unit owners and their mortgagees would be necessary to change the description of the units and common elements. David Freeman had said that the mortgagees possibly could be notified by mail but he did not give a final answer as to whether the approval of the mortgagees would be necessary to have a valid amendment. If the approval of the mortgagees would be necessary, it would be very difficult to secure. The consensus was if the approval of the mortgagees is necessary that there would be little chance of securing the approval of all mortgagees.

Ron Ranieri indicated he knew one of the six homeowners associations in the Dominions had amended their Condo Declaration to a townhouse declaration and that group could be contacted to determine what they did and how they did it.

Again it was stressed that if there is going to be consideration given to amending the Condo Declaration's description of unit and common elements or other changes, the Board and unit owners are going to have to make an outline of what they want to accomplish. Once an outline is prepared, the points will have to be addressed and a unanimous consensus of the unit owners secured. While a discussion has been taking place for at least eight months no outline of a proposal has been made.

RECESS TO EXECUTIVE SESSION

The Board recessed to Executive Session.

NEXT MEETING

It was decided to have the next meeting after Angel Runnion secures comments from Paul Putzer Painting.

ADJOURNMENT

Terry Sopko moved to adjourn. Dave Griffin seconded the motion. The motion was unanimously approved.

Dave Griffin, Secretary

**DOMINION PLAZA 1-A HOMEOWNERS ASSOCIATION
MONTHLY DUES ALLOCATION
BY EXPENDITURE CATEGORY**

Budgeted Expenses for year \$56,728

Pool and Deck Association	\$10,104	17.81%
Road Association	3,144	5.54
Insurance	4,500	7.93
Scavenger	5,000	8.81
Snow Plowing	8,500	14.98
Landscaping	10,000	17.62
Accounting and Legal	1,325	02.34
Taxes, Postage, Printing, etc	1,250	02.20
Management	6,120	10.78
Maintenance	4,000	07.05
Reserve Transfer	2,785	04.91

Note:

1. The amount budgeted for insurance has already been exceeded. The premium was \$6,801 and another insurance premium payment was made in January or February.
2. The monthly amount per unit budgeted for maintenance is as follows:
 - a. \$170 Assessment - \$11.98 allocated to maintenance
 - b. \$159 Assessment - \$11.20 allocated to maintenance