

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
FOR JUNE 7, 2004 BY TELEPHONE

The following Board Members participated via telephone in the board meeting:

Terry Sopko
Fred Latzke
Ron Ranieri
Dave Griffin & Griffin

Four of five board members being present, a quorum was declared.

Preston Marks a member of the Board of Directors was absent.

APPROVAL OF REQUEST FOR EXTRA'S IN THE WOOD REPLACEMENT AND PAINTING PROJECT

Carl Permanian of unit 311 requested that the privacy fence on the garage roof separating units 311 and 313 be reinforced. The board of directors was of the opinion that the privacy fence should be reinforced. Dave Griffin moved that a bid be secured from American Decorating to reinforce the privacy fence on the garage roof separating units 311 and 313. Terry Sopko seconded the motion. The motion was unanimously adopted.

The garage window frame in unit 317 had rotted. The owner, Price Sowers requested permission for the window to be removed and the area to be boarded up with the T-111 board matching the existing garage wall. This represented an architectural change. The board of directors was of the opinion that would not affect the uniformity of the buildings and garages. The window allows people to see into the garage which in most cases is not an attractive view. Most unit owners with the window in the garage have covered the window with a shade or other device to keep people from peering into the garage. Only the end units have the window. Since the window frame has to be replaced, the board was of the opinion that the window should be removed and the area covered with the T-111 board and such other repairs that are necessary. Dave Griffin moved that a bid be secured from American Decorating to remove the garage window at unit 317 and cover the area with T-111 board matching the exiting garage wall and for such other necessary work and material as needed. Terry Sopko seconded the motion. The motion was unanimously adopted.

ADJOURNMENT

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

Dave Griffin, Secretary