

**DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A**  
**(a not-for-profit corporation)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**FOR NOVEMBER 3, 2004**

The following members of the Board of Directors were present:

Preston Marks  
Fred Latzke  
Ron Ranieri  
Dave Griffin  
Terry Sopko

All Board members being present, a quorum was declared.

Also present was Kelly Koehler of Williamson Management.

The following members were present:

Dave and Liz Nickel  
Barbara Timken  
Price Sowers  
Scott Ryback  
Dave and Liz Nickel  
Steve Balzano  
Brian Hiers  
Ed Stevenson  
Mary Ranieri  
Anne Sopko  
Barbara Marks

**AGENDA:**

Dave Griffin moved to adopt the Agenda. Fred Latzke seconded the motion. The motion was unanimously adopted.

**APPROVAL OF JULY 14, 2004 BOARD MINUTES**

Preston Marks moved to approve the September 21, 2004 Board of Directors meeting minutes. Fred Latzke seconded the motion. The motion was unanimously adopted.

**PRESIDENT'S REPORT**

Comments deferred to Management Report.

## **TREASURER'S REPORT**

Fred Latzke moved to approve the financial reports for August 31, 2004 and September 30, 2004. Terry Sopko seconded the motion. The motion unanimously passed.

Fred Latzke stated the net operating loss for the year 2003 was \$6,594. For the year 2004, the net operating loss was projected to be \$6,903 exclusive of additional concrete repairs or landscaping.

## **TRANSFER TO RESERVE**

Fred Latzke moved to transfer any excess income, if any, to the Reserve Account and that the President and Secretary sign the Resolution presented to the Board. Dave Griffin seconded the motion. The motion was unanimously passed.

## **OPERATING BUDGET**

Dave Griffin moved to adopt the 2005 proposed budget and to increase the monthly assessments on units having 3.4264% ownership of the common elements to \$210 and on units having a 3.6802% ownership of the common elements to \$226. Preston Marks seconded the motion. Dave Griffin, Fred Latzke, Preston Marks and Terry Sopko voted yes. Ron Ranieri abstained. The motion was passed.

## **MANAGEMENT REPORT**

### **American Decorating Proposal**

Dave Griffin moved to approve the American Decorating proposal #04911 to prepare and paint metal caps on the fire walls and metal bands on the chimneys at a cost of \$3,032 and to defer the work and payment until the spring of 2005 and to authorize an officer of the Association to execute the contract. Preston Marks seconded the motion. The motion unanimously passed.

### **Felix Landscaping & Concrete Proposal**

Preston Marks moved to approve the Felix Landscaping & Concrete proposal for concrete work at 343-345 Dominion at a cost of \$2,000 and to authorize an officer of the Association to execute the contract. Fred Latzke seconded the motion. The motion unanimously passed.

### **Addlawn Landscaping Inc. Proposals**

Terry Sopko moved to approve the Addlawn Landscaping, Inc. proposal to remove a dead River Birch Tree and stump at 474 Dominion Court at a cost of \$100 and

to authorize an officer of the Association to execute the contract or Management to order the removal. Dave Griffin seconded the motion. The motion unanimously passed.

All other proposals for landscaping were not voted upon because of the Association's estimated year end operating losses.

Terry Sopko moved to approve the Addlawn Landscaping Services, Inc. snow plowing contract for \$4,925 for the 2004-2005 season plus the spreading of potassium chloride on the stairs and sidewalks after a snowfall at \$37.50 per 80# bag and to authorize an officer and management to execute the contract. Dave Griffin seconded the motion. The motion unanimous passed.

Salt was not to be used on the driveways.

## **ADJOURNMENT**

Terry Sopko moved to adjourn for the annual meeting to elect the Board of Directors. Preston Marks seconded the motion. The motion unanimously passed.

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Dave Griffin, Secretary