

AGENDA FOR APRIL 11, 2005
BOARD OF DIRECTORS MEETING

- I. Roll Call
- II. Adoption of Agenda
- III. President's Report
- IV. Treasurer's Report –
 - A. Financial Reports, if any
- V. Minutes –March 14 minutes
- VI. Old Business
 - A. Rescind Rules and Regulations adopted March 14, 2005
 - B. Adopt Rules and Regulations dated April 11, 2005
- VII. General Discussion
 - A. Rules and Regulation status
 - B. Garage Roof Repairs and/or Replacement
 - C. Special Assessment to fund Garage roof Repairs and/or Replacement
 - D. Other Discussion
- VIII. New Business
 - A. Other
- IX. Members Participation
- XI. Adjournment

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
MARCH 14, 2005

The following Board members were present:

Price Sowers
Fred Latzke
Paul Weber
Liz Nickel
Dave Griffin

All Board members being present, a quorum was declared.

The following members were present:

Ann and Terry Sopko
Dan Timken
Mary and Ron Ranieri
Barbara and Preston Marks
Steve and Dorothy Loy
Julie Zankovich

Kelly Koehler of Williamson Management was also present.

AGENDA:

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

APPROVAL OF FEBRUARY 14, 2005 BOARD MINUTES:

Fred Latzke moved to approve the February 14, 2005 Board Minutes. Paul Weber seconded the motion. The motion was unanimously passed.

TREASURER'S REPORT:

Fred Latzke moved to approve the financial report for the period ending January 31, 2005. Dave Griffin seconded the motion. The motion unanimously passed.

Management was directed to send out to the members the balance sheet for the period December 31, 2004 and to include the income and expense statement for the year ending December 31, 2004

MANAGEMENT REPORT:

Insurance Policy:

The Association Insurance policy, Declarations page and Certificate of Insurance were included in the management packet.

Dave Griffin indicated we need to determine if we have insurance replacement coverage (or some similar replacement coverage) and also a form municipal ordinance insurance to cover upgrades required by ordinance. The insurance agent will have to be contacted to discuss these matters.

Landscape Contract:

Management presented five bids for the landscape contract. The Board discussed the various bids. Dave Griffin moved to approve the Valley Crest Landscape Maintenance Contract dated March 4, 2005 at \$5,950 per year which included the Association specifications and an officer was directed to execute the two year Contract. Fred Latzke seconded the motion. The motion was unanimously passed.

Rules and Regulations:

Dave Griffin moved to adopt the Rules and Regulations submitted to the members for review as modified at the membership meeting. Paul Weber seconded the motion. The motion was unanimously passed.

Scavenger:

Discussion took place about the savings that could take place by going to one time a week garbage pick up. The membership had been surveyed and 19 out of 28 members indicated their preference for one time per week pick up. Preston Marks and Fred Latzke both pointed out that Addison has a recycling center just south of Interstate 290 off of Addison Road. Both Preston Marks and Fred Latzke take their recyclables to the center. If the center is used, that would help those who preferred twice a week pick up.

Paul Weber moved to change the garbage pick up to one time per week on Tuesdays. Fred Latzke seconded the motion. The motion was unanimously passed.

Homeowner Correspondence:

Dan Timken had submitted a repair bill for his unit in the amount of \$850. Concern was expressed that he had not sought approval of the Board prior to having the repairs being done. Management had American Decorating make an estimate of the cost to do the work. The estimate was \$250.

Paul Weber moved to reimburse Dan Timken the sum of \$250 for the repairs upon a copy of the check being presented to Management by Dan Timken verifying

payment for the work. Dave Griffin seconded the motion. The motion was unanimously passed.

Following an executive session, Dave Griffin moved that management send a letter to the Burzawa's at 323 Dominion that the arrearage on the special assessment be paid by April 1, 2005 and if not paid, the matter be sent to the attorney for collection. Fred Latzke seconded the motion. The motion was unanimously passed.

ADJOURNMENT:

Price Sowers moved to adjourn the meeting. Liz Nickel seconded the motion. The motion was unanimously passed.

Dave Griffin, Secretary

DOMINION PATIO HOMES CONDO ASSOC. NO. 1-A

Balance Sheet

As of 03/31/05

ASSETS

OPER - SUBURBAN BANK	\$	4,065.14	
HARRIS BANK - OPERATING		(3,576.55)	
1-5 MONTH CD #9029392		18,423.96	
MB FINANCIAL BANK 8 MO.		11,229.44	
A/R ASSMNTS		1,945.00	
A/R OTHER		220.00	
TOTAL ASSETS			\$ 32,306.99
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
PREPAID ASSMNTS	\$	2,653.03	
Subtotal Current Liab.			\$ 2,653.03
 RESERVES:			
OPERATING FUND	\$	(1,653.86)	
RESERVE FUND		27,990.29	
RSRV-YTD Excess/(Def)		5,680.49	
Subtotal Reserves			\$ 32,016.92
 EQUITY:			
Current Year Net Income/(Loss)	\$	(2,362.96)	
Subtotal Equity			\$ (2,362.96)
TOTAL LIABILITIES & EQUITY			\$ 32,306.99
			=====

CASH DISBURSEMENTS

Starting Check Date: 3/01/05 Cash Account #: "All"
 Ending Check Date: 3/31/05

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 10150-000 HARRIS BANK - OPERATING

3/16/05	153	ADDL	ADDLAWN LANDSCAPING	195.00	SNOW			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		226	31105	3/15/05	51100-000	3/15/05	195.00	SNOW
3/16/05	154	WILL	WILLIAMSON MANAGEMENT	72.32				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		227	FEB	3/16/05	43000-000	3/16/05	23.77	
		227	FEB	3/16/05	43000-000	3/16/05	26.40	
		227	FEB	3/16/05	43000-000	3/16/05	20.05	
		227	FEB	3/16/05	43000-000	3/16/05	2.10	

		Totals:						72.32
3/23/05	155	MARK	MARK CANTEY & ASSOC, P.C.	300.00			TAX RETURN	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		228	26273	3/18/05	40100-000	3/18/05	300.00	TAX RETURN
3/29/05	156	PRICE	PRICE SOWERS	47.28			RULES & REGS.	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		230	REIMBURSEMENT	3/29/05	43000-000	3/29/05	47.28	RULES & REGS.
3/29/05	157	TIMK	DANIEL TIMKEN	250.00			ROOF REPAIR	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		229	REIMBURSEMENT	3/29/05	66000-000	3/29/05	250.00	ROOF REPAIR
		Totals:						5,830.62

-- End of report --

A C C O U N T S U M M A R Y

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	CURRENT BALANCES
12000-000	A/R ASSMNTS	\$1,945.00
12100-000	A/R OTHER	\$220.00
TOTAL AMOUNT DUE		\$2,165.00
23000-000	PREPAID ASSMNTS	\$2,653.03
GRAND TOTAL		\$488.03CR

C H A R G E C O D E R E C A P

CODE	DESCRIPTION	G/L ACCT #	AMOUNT
A1	ASSESSMENT	12000-000	\$364.00
01	Late Fees	12100-000	\$220.00
PP	Credit-Prepaid	23000-000	\$2,653.03CR
08	Special Assmts.	12000-000	\$1,581.00
TOTALS			\$488.03CR

-- End of report --

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10400-000	MB FINANCIAL BANK 8 MO.	11,229.44	.00	.00	.00	11,229.44
12000-000	A/R ASSMNTS	1,961.52	6,136.00	6,152.52	16.52CR	1,945.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/05 AR0000 AR08 2,151.03 Prepaid Application					
	03/01/05 AR1169 AR01 6,136.00 Apply Assmt/Opt Charges					
	03/01/05 AR3081 AR04 210.00 Owner Cash Receipts					
	03/02/05 AR1740 AR04 226.00 Owner Cash Receipts					
	03/03/05 AR1746 AR04 452.00 Owner Cash Receipts					
	03/04/05 AR1192 AR-129 226.00 Owner Cash Receipts					
	03/04/05 AR1748 AR04 645.97 Owner Cash Receipts					
	03/07/05 AR1766 AR04 210.00 Owner Cash Receipts					
	03/07/05 AR2890 AR04 662.00 Owner Cash Receipts					
	03/10/05 AR1197 AR-130 226.00 Owner Cash Receipts					
	03/10/05 AR1826 AR04 226.00 Owner Cash Receipts					
	03/11/05 AR1787 AR04 27.00 Owner Cash Receipts					
	03/14/05 AR3134 AR04 646.00 Owner Cash Receipts					
	03/30/05 AR3362 AR04 18.00 Owner Cash Receipts					
	03/31/05 AR1224 AR-132 226.52 Owner Cash Receipts					
12100-000	A/R OTHER	210.00	10.00	.00	10.00	220.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/21/05 AR0000 AR06 10.00 Owner Expense Adjust.					
23000-000	PREPAID ASSMNTS	2,402.03CR	2,151.03	2,402.03	251.00CR	2,653.03CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/05 AR0000 AR08 2,151.03 Prepaid Application					
	03/04/05 AR1748 AR04 251.03 Owner Cash Receipts					
	03/11/05 AR1787 AR04 183.00 Owner Cash Receipts					
	03/14/05 AR3134 AR04 210.00 Owner Cash Receipts					
	03/21/05 AR0592 AR04 210.00 Owner Cash Receipts					
	03/28/05 AR1217 AR-131 226.00 Owner Cash Receipts					
	03/28/05 AR1692 AR04 226.00 Owner Cash Receipts					
	03/30/05 AR3362 AR04 870.00 Owner Cash Receipts					
	03/31/05 AR3358 AR04 226.00 Owner Cash Receipts					
25000-000	OPERATING FUND	1,653.86	.00	.00	.00	1,653.86
26000-000	RESERVE FUND	27,990.29CR	.00	.00	.00	27,990.29CR
26200-000	RSRV-YTD Excess/(Def)	5,657.90CR	.00	22.59	22.59CR	5,680.49CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/05 GJ0041 AJE 22.59 interest					

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
43500-000	POOL & DECK	1,848.00	924.00	.00	924.00	2,772.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/02/05 AP1171 146 924.00 DOMINION PLAZA ONE HOMEOW MONTHLY DUES					
49000-000	MISC ADMIN	91.92	37.25	.00	37.25	129.17
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/05 GJ0041 AJE 37.25 bank fees					
51000-000	SNOW PLOWING	3,440.00	1,217.50	.00	1,217.50	4,657.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/09/05 AP0000 152 985.00 ADDLAWN LANDSCAPING MARCH					
	03/09/05 AP0000 152 232.50 ADDLAWN LANDSCAPING SNOW					
51100-000	SNOW EXTRAS	1,260.00	345.00	.00	345.00	1,605.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/02/05 AP1171 145 150.00 ADDLAWN LANDSCAPING SALT					
	03/16/05 AP0000 153 195.00 ADDLAWN LANDSCAPING SNOW					
62000-000	SCAVENGER	1,238.58	621.40	.00	621.40	1,859.98
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/02/05 AP1171 150 621.40 WASTE MANAGEMENT 152810085120089					
66000-000	ROOF/GUTTER REPAIRS	800.00	250.00	.00	250.00	1,050.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/29/05 AP1213 157 250.00 DANIEL TIMKEN ROOF REPAIR					
90100-000	TRANS TO RESERVE	2,137.90	1,068.95	.00	1,068.95	3,206.85
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/02/05 AP1171 148 1,068.95 DOMINION PLAZA SUBURBAN #1010685					
90300-000	INTEREST ON RESERVES	48.76	22.59	.00	22.59	71.35
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/05 GJ0041 AJE 22.59 interest					
Grand totals:		.00	20,615.22	20,615.22	.00	.00

-- End of report --



HARRIS BANK PALATINE N.A.
 50 NORTH BROCKWAY
 PALATINE, IL 60067

2714

ACCOUNT NUMBER: 0310032342

Statement Period
 03/01/05 TO 03/31/05

15

DOMINION PATIO HOMES ASSOC.NO 1-A

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Mar 21	210.00	ACH DEPOSIT CCD WILLIAMSON	LBXACH TR
Mar 28	226.00	ACH DEPOSIT CCD WILLIAMSON	LBXACH TR
Mar 30	888.00	ACH DEPOSIT CCD WILLIAMSON	LBXACH TR
Mar 30	226.00	PC TRANSFER CREDIT	
Mar 31	226.00	ACH DEPOSIT CCD WILLIAMSON	LBXACH TR
Mar 31	.58	INTEREST PAID	

Withdrawals and Other Debits

Date	Amount	Description
Mar 31	37.25	ONLINE DEBIT MEMO

Checks by Serial Number

Date	Serial #	Amount	Date	Serial #	Amount
Mar 04	126	270.00	Mar 29	145	150.00
Mar 04	129 *	405.00	Mar 18	147 *	364.00
Mar 29	130	240.00	Mar 16	149 *	40.17
Mar 11	133 *	1,440.00	Mar 23	150	621.40
Mar 04	142 *	225.00	Mar 10	151	580.00
Mar 21	143	800.00	Mar 29	153 *	195.00
Mar 10	144	4.40	Mar 23	154	72.32

* Indicates break in check sequence

Daily Balance Summary

Date	Balance	Date	Balance
Feb 28	2,215.25	Mar 16	3,425.68
Mar 01	2,425.25	Mar 17	3,651.68
Mar 02	2,651.25	Mar 18	3,287.68
Mar 03	3,103.25	Mar 21	2,697.68
Mar 04	3,100.25	Mar 23	2,003.96
Mar 07	3,310.25	Mar 28	2,229.96
Mar 09	4,198.25	Mar 29	1,644.96
Mar 10	3,839.85	Mar 30	2,758.96
Mar 11	2,609.85	Mar 31	2,948.29
Mar 14	3,465.85		

Statement Period Rates

Effective	Mar 04, 2005	----- Balance -----	Rate
		ZERO to 9,999	0.245 %
		10,000 to 99,999,999,999	0.445 %
Effective	Mar 01, 2005	----- Balance -----	Rate
		ZERO to 9,999	0.195 %
		10,000 to 99,999,999,999	0.395 %



P.O. Box 419 • Elmhurst, IL 60126-0419
630-279-1300

RECEIVED MAR 23 2005

210 00002 01
Customer:

Page: 1
200341 03/18/2005

ZIPCODE60106-332415

DOMINION PLAZA CONDOMINIUM
ATTN: JORY CARRICK
215 WILLIAM ST
BENSENVILLE IL 60106-3324

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1-5 MONTH Certificate 9029392

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Original Issue Date:	02/23/1998	Interest Rate:	1.6000 %
Original Issue Value:	15,000.00	Maturity Date:	03/28/2005
Last Renewal Date:	03/14/2005	Term:	14 Days
Last Renewal Value:	18,423.96		

* A p p r o a c h i n g R e n e w a l A d v i c e *

Your certificate will mature on 03/28/2005 with an interest payment of 11.31. Interest paid since this certificate was last renewed will be 11.31. Interest will be credited to your certificate at maturity. On 03/28/2005, assuming no other activity, the projected balance of your 1-5 MONTH Certificate will be 18,435.27. If the certificate renews, the new maturity date will be 04/11/2005.

YOUR CERTIFICATE OF DEPOSIT WILL RENEW FOR AN IDENTICAL TERM AT THE RATE IN EFFECT ON ITS MATURITY DATE, UNLESS YOU MAKE A CHANGE TO YOUR CERTIFICATE WITHIN THE 10 DAY GRACE PERIOD. THE RATE HAS NOT YET BEEN DETERMINED. YOU MAY OBTAIN NEW RATE AND YIELD INFORMATION BY CALLING 630-279-1300 ON OR AFTER 03/28/05.