

**DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A**  
**(a not-for-profit corporation)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**APRIL 11, 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:

Scott Ryback  
Barbara Marks  
Steve and Dorothy Loy  
Paul and Julie Zankovich  
Janice Eppelheimer

**AGENDA:**

Price Sowers moved to adopt the Agenda. Dave Griffin seconded the motion. The motion was unanimously passed.

**PRESIDENT'S REPORT:**

Price Sowers gave report on the status of repairs to the garage roofs. Specifications have been prepared and are being submitted for bids. It is expected that there should be bids for repairs to the garage roofs in two to three weeks. A membership meeting will be called to review the bids including the cost and method of payment if it is determined to proceed.

**APPROVAL OF MARCH 14, 2005 BOARD AND MEMBER MINUTES:**

Fred Latzke moved to approve the March 14, 2005 Regular and Executive Board minutes and the March 14, 2005 Member minutes. Paul Weber seconded the motion. The motion was unanimously passed.

**TREASURER'S REPORT:**

The financial report for the period ending February 28, 2005 was not available to present to the meeting.

**OLD BUSINESS:**

**March 14, 2005 Rules and Regulations:**

Price Sowers moved to rescind the adoption of the Rules and Regulations adopted at March 14, 2005 Board of Directors meeting. Fred Latzke seconded the motion. The motion was unanimously passed.

**Scavenger:**

Scavenger service is now one time per week with pick up on Tuesday.

**NEW BUSINESS:**

**April 11, 2005 Rules and Regulations:**

Price Sowers moved to adopt the Rules and Regulations submitted to the members for review at the April 11, 2005 membership meeting. Liz Nickel seconded the motion. The motion was unanimously passed.

**Caulking of stairs and tuck pointing of stair walls:**

Liz Nickel brought up the need to caulk stairs, repair some of the stairs and walks and tuck point the stair walls. The matter would be referred to Kelly Koehler to review and get bids for the work on caulking and repairing stairs and tuck pointing the stair walls. The bid should reflect the work needed to be done at each unit.

**MEMBER PARTICIPATION:**

Paul Zankovich who has resided in his town house since the 1970's gave a brief history of prior repairs to the garage roofs and problems encountered. The work that was done did not resolve the water forming into ponds on the garage roofs. Plywood had to be removed and some beams replaced. The drainage problem was not resolved.

A discussion took place about members doing more than minor landscaping such as replacing dead shrubs. The members should submit a landscape modification form to the Board of Directors for approval before doing the work.

**ADJOURNMENT:**

Fred Latzke moved to adjourn the meeting. Liz Nickel seconded the motion. The motion was unanimously passed.

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Dave Griffin, Secretary