

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
MAY 9, 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.

Kelly Khoeler of Williamson Management was present.

The following members were present:

Scott Ryback
Ron and Mary Ranieri
Janice Eppelheimer

AGENDA:

Fred Latzke moved to adopt the agenda. Liz Nickel seconded the motion. The motion was unanimously passed.

APPROVAL OF APRIL 11, 2005 BOARD AND MEMBER MINUTES

Fred Latzke moved to approve the April 11, 2005 Board and Member minutes. Paul Weber seconded the motion. The motion was unanimously passed.

PRESIDENT'S REPORT

Valley Crest Landscape Maintenance

Jeff Randall of Valley Crest Landscape Maintenance gave a report on the background of the company and himself. He discussed the status of the landscaping at the property.

With reference to questions or requests relating to landscaping, Jeff Randall asked that all requests be submitted to Kelly first. Kelly will submit a written form to the company. In that way, a paper trail will be established.

A walk through will take place on May 11, 2005 to address landscaping issues for members who have requested the landscaper to view their property.

Valley Crest submitted a three year pruning plan at \$750 per year. The Board took the proposal under advisement. Pruning on trees would be limited to approximately fifteen feet. Pruning above fifteen feet requires a professional tree company.

Ranieri Landscaping request

Dave Griffin moved to approve the Ranieri landscape improvement request for 456 Dominion. Fred Latzke seconded the motion. The motion was unanimously passed.

Newsletter

The news letter was still in the process of being completed. The year end financial report will be included in the news letter. In addition prices from the seal coat company will be included. Members will be able to contact the company on their own.

Garage Roofs

The garage roof specifications have been completed. The specifications will be put out for bid.

Stair and wall repair

American Decorating was not able to complete its bid for the project in time for the meeting. When the bid is received, the Board will consider at that time.

Use of Garage Roofs as a deck

A question was raised whether the City of Wood Dale has an ordinance that may limit the use of garage roofs as a deck.

Property Inspection

A property inspection report was included in the packet but not addressed at the meeting.

TREASURER'S REPORT

Fred Latzke moved to approve the February and March 2005 financial reports. Dave Griffin seconded the motion. The motion was unanimously approved.

HOMEOWNER'S OPEN DISCUSSION

Homeowner's comments were addressed.

ADJOURNMENT

Price Sowers moved to adjourn. Fred Latzke seconded the motion. The motion was unanimously approved.

Dave Griffin, Secretary