

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
JULY 11, 2005

The following Board members were present:

Price Sowers
Paul Weber
Liz Nickel
Dave Griffin

Four board members being present, a quorum was declared.

The following members were present:

Scott and Krystyna Ryback
Tom and Jean Stapleton
Janice Eppleheimer
Dave Nickel
Steve Balzano
Ron Ranieri
Brian Hiers
Preston and Barbara Marks

AGENDA:

Dave Griffin moved to adopt the agenda. Paul Weber seconded the motion. The motion was unanimously passed.

PRESIDENT'S REPORT:

Deferred to old business.

TREASURER'S REPORT:

The June 30, 2005 financial statement was circulated at the meeting. Approval was deferred to the August 8, 2005 meeting.

APPROVAL OF JUNE13, 2005 MINUTES:

Liz Nickel moved to approve the June 13, 2005 minutes. Paul Weber seconded the motion. The motion was unanimously passed.

MANAGEMENT REPORT:

Suburban Bank and Trust

The Suburban Bank account balance will be transferred to the Harris Bank operating account. Fred Latzke has secured the signatures for the transfer.

Property Inspection

Kelly Koehler has conducted three property inspections and provided a list of violations. Warnings were sent to the unit owners in violation of the Association Rules and Regulations. A follow up inspection will take place to see if the unit owners have complied.

It was decided not to send out warning notices via certified mail. In the future warning notices will be sent by ordinary mail.

Landscaping

Valley Crest Landscaping Maintenance proposed a three year dormant pruning plan at \$750 per year beginning May 2006. Action was deferred until the Association finances are in better condition.

Tuck pointing/Stairs

John's Remodeling submitted a proposal in the amount of \$2,128 to tuck point and caulk the stairs and stair walls. Management was directed to secure an additional proposal. American Decorating has not submitted a proposal and apparently will not.

OLD BUSINESS:

Garage Roofs

Price Sowers reported that a quote was being updated by Lakeside Roofing. Also, Mathews Roofing has submitted a proposal and a sample. Garage roof repairs will be discussed at the August 8, 2005 meeting.

HOMEOWNER'S OPEN DISCUSSION:

341 Unit owner, Janice Eppelheimer, requested permission to install a temporary barrier approximately two feet high on her patio for purposes of containing her dogs on the patio until November 1, 2005. She would then request permission to install a permanent improvement in 2006 and would submit plans to the board.

476 Unit owner, Brian Hiers, stated the landscaping company is not cutting the grass behind his unit. In the past, Adlawn Landscaping did cut the grass.

474 Unit owner, Steve Balzano, reported that the landscaper mowed down utility flags between units 474 and 476.

NEW BUSINESS:

Liz Nickel moved to approve a temporary green landscape fence approximately 2 feet high on Unit 341's patio. Paul Weber seconded the motion. Liz Nickel voted in favor of the motion. Dave Griffin, Price Sowers and Paul Weber voted against the motion. The motion failed.

Dave Griffin moved to approve installation of a gas line to Unit 474 Dominion owned by Steve Balzano subject to compliance with the Dominion Patio Homes Condominium Association 1-A Rules and Regulations and the Declaration, the Village of Wood Dale ordinances and building codes and all other governing agents for the installation of utilities and further subject to signing the Association Architectural Change – Gas Line Hold Harmless Agreement. Paul Weber seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the application for the removal of the sidewalk from the side door to the driveway and the installation of pavers at Unit 317 owned by Price Sowers. Liz Nickel seconded the motion. Dave Griffin, Paul Weber and Liz Nickel voted in favor of the motion. Price Sowers abstained. The motion passed.

Dave Griffin moved to approve the application for the installation of pavers in the court yard and to remove the stairs to the garage roof at Unit 484 owned by Fred and Ann Latzke. Liz Nickel seconded the motion. The motion was unanimously passed.

Paul Weber moved to approve the application for the installation of pavers in the court yard and to remove the stairs to the garage roof at Unit 454 owned by Dave Griffin and Chris Griffin. Liz Nickel seconded the motion. Price Sowers, Liz Nickel and Paul Weber voted in favor of the motion. Dave Griffin abstained. The motion passed.

ADJOURNMENT

Dave Griffin moved to adjourn the meeting. Liz Nickel seconded the motion. The motion unanimously passed.

Dave Griffin, Secretary