

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 8, 2005

The following Board members were present:

Price Sowers
Paul Weber
Liz Nickel
Fred Latzke
Dave Griffin

All 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
Dan Timken
Preston and Barbara Marks
Jim Smith
Rachel Sowers
Chris Griffin
Ed Stevenson
Dorothy Loy
Terry Sopko

AGENDA:

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

PRESIDENT'S REPORT:

Garage Roofs

Price Sowers gave a detailed explanation of the status of the garage roof repairs. Matthews Roofing has submitted a proposal for \$83,300 which is substantially less than prior proposals. To complete the proposal, a bid is necessary from a carpentry contractor to panel the scuppers on the outside of the wall. American Decorating has been asked to make the proposal. There is also the permit cost which has to be determined.

Web Site

Rachel Sowers has agreed to assist the Association in creating a web site. The site will be modeled after the River Run web site. The cost will be approximately \$250 for two years. If Dominion Patio 1-A is available, that name will be used.

TREASURER'S REPORT:

Fred Latzke moved to approve the June 30, 2005 financial statement. Dave Griffin seconded the motion. The motion unanimously passed.

Fred Latzke gave an explanation on the operating loss for the year 2003 in the amount of \$6,594.21 and the cost over run on the painting and wood replacement project in the year 2004 in the amount of \$7,698.48. Also, Fred Latzke reported on the current cash position for the Association. The funds from the Suburban Bank have been transferred to the Harris Bank account and 4 reserve transfer checks are being held.

Fred Latzke further gave a report on the dues increases since 1995. For the end units, the assessment was \$156 in 1995. The assessment was increased to approximately \$165 or \$166 some time between 1995 and 2001. In 2002 the assessment increased to \$171. There were increases in the years 2004 and 2005 and the current assessment is \$226 for the end units. The amount of the assessments has not allowed the Association to build up its reserves.

APPROVAL OF THE JULY 11, 2005 BOARD MINUTES:

Fred Latzke moved to approve the July 11, 2005 minutes. Liz Nickel seconded the motion. The motion was unanimously passed.

OLD BUSINESS:

Special Assessment

Dave Griffin moved to adopt the special assessment in the amount of \$7,698.48 to cover the cost over run on the painting and wood replacement project. Units having a 3.4264% ownership of the common elements shall pay \$263.78. Units having a 3.6802% ownership of the common elements shall pay \$283.32. The special assessment shall be paid by September 1, 2005. Fred Latzke seconded the motion. The motion was unanimously passed.

John's Remodeling proposal

Dave Griffin moved to approve and accept John's Remodeling proposal for repair of the stairs and stair walls plus the additional items contained in the Memo to the Board containing additional comments to the bid. The amount approved is \$2,128. Liz Nickel seconded the motion. The motion was unanimously passed.

Mail Boxes

Price Sowers will talk to an individual about securing a quote to build brick mail box receptacles. No decision was made whether brick mail box receptacles would be built.

NEW BUSINESS:

Landscape pruning

Landscape pruning normally would take place in August. Price Sowers will discuss the effect of the drought on pruning with Valley Crest.

Rules and Regulations

The membership participated in a discussion about the Rules and Regulations and the enforcement. The membership was informed that the matter of statutory is being reviewed.

Declaration Amendment

The membership was informed of the status of the possible amendment to the Declaration. The proposed amendments would need to be approved by 75% of the Unit owners. At least 75% of the membership will have to agree to the amendment. After a proposal is completed, reviewed by the membership, the proposed amendment will have to be submitted to the Association attorney for review.

ADJOURNMENT:

Paul Weber moved to adjourn the meeting. Liz Nickel seconded the motion. The motion unanimously passed.

Dave Griffin, Secretary