

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 12, 2005

The following Board members were present:

Price Sowers
Paul Weber
Fred Latzke
Dave Griffin

Four board members being present, a quorum was declared.

Kelly Koehler of Williamson Management was present.

The following members were present:

Tom and Jean Stapleton

AGENDA:

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

APPROVAL OF AUGUST 8, 2005 AGENDA:

Fred Latzke moved to approve the August 8, 2005 board minutes. Paul Weber seconded the motion. The motion was unanimously passed.

PRESIDENT'S REPORT:

Garage Roofs

Price Sowers gave a detailed report on the status of the proposed garage roof repair and replacement including costs and the nature of the repairs. The garages had been inspected a number of times including the inside of twenty-two garages by personnel from Matthews Roofing Company to get a better cost estimate. Matthews Roofing Company had submitted a substantially lower bid than other bids received from other roofing companies. American Decorating submitted a proposal for additional carpentry work that will be necessary to complete the project. The projected costs are as follows:

Matthews Roofing Company	\$83,300
American Decorating	13,040
American Decorating – additional carpentry	12,600

City of Wood Dale permit	<u>1,428</u>
	\$110,368
Cost estimate for extras 5%	5,518
Projected cost	<u>\$115,886</u>

Dave Griffin moved to give notice to the membership of a proposed special assessment to be voted upon at the October 24, 2005 board of directors meeting in the amount of \$115,886 for garage roof repair and replacement. The units having a 3.4264% interest in the common elements would pay \$3,970.71. The units having a 3.6802% interest in the common elements would pay \$4,264.83. Payments to be made in five equal installments on December 1, 2005, January 1, 2006, February 1, 2006, March 1, 2006 and April 1, 2006 or the members could elect to pay the total sum on April 1, 2006. The work would begin on or after May 1, 2006. Fred Latzke seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the Matthews Roofing Company proposal for garage roof repair and replacement project dated July 26, 2005 in the amount of \$83,300 subject to the adoption of the special assessment. Fred Latzke seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the American Decorating proposal for carpentry work for the garage roof repair and replacement project dated September 9, 2005 in the amount of \$13,040 subject to the adoption of the special assessment. Paul Weber seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the Village of Wood Dale permit fees in the amount of \$1,428 for the garage roof repair and replacement project subject to the adoption of the special assessment. Fred Latzke seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the second American Decorating proposal for additional carpentry work for the garage roof repair and replacement project dated September 13, 2005 in an amount up to \$12,600 subject to the adoption of the special assessment. Paul Weber seconded the motion. The motion was unanimously passed.

Web Site:

Price Sowers reported on the status of the web site which will be built by Rachel Sowers.

Dave Griffin moved to approve Rachel Sowers building the Association web site and maintaining the site for a period of two years. \$250 is to be allocated to pay for the web site. Dave Griffin was authorized to sign the contract for the building of the web site. Fred Latzke seconded the motion. The motion was unanimously passed.

Landscaper:

Price Sowers reported he has been in weekly contact with the Landscaper due to the failure of the landscaping crew to properly perform their contract. A discussion took place to determine if the landscaping company is possibly in breach of their agreement. This subject will be discussed at a future board meeting.

Treasurer's report:

Fred Latzke moved to approve the July 31, 2005 financial statement. Dave Griffin seconded the motion. The motion was unanimously passed.

The board discussed the proposed Association budget for the year 2006. Board members had worked on the proposed budget reviewing historical cost and the need to have adequate funds to repair the common elements and to build up sufficient reserves to meet future costs for major repairs and replacement. There was agreement for the need to increase the assessments 15%.

Dave Griffin moved to submit to the membership the proposed 2006 budget with a 15% increase in the monthly assessment for adoption at the October 24, 2005 meeting. Units having a 3.4264% interest in the common elements would pay \$241 per month. Units having a 3.6802% interest in the common elements would pay \$260 per month. Fred Latzke seconded the motion. The motion was unanimously passed.

MANAGEMENT REPORT

Insurance

A renewal quote was submitted by John H. Craver of State Farm Insurance indicating an annual premium of \$7,367. The renewal date for the policy is August 16, 2006. Other board members were going to get quotes from their insurance agents.

Concrete Repairs

John Suto from John's Remodeling is to proceed with miscellaneous concrete repairs at a cost of \$2,128 at the end of September to be completed by the end of October 2005.

Snow plowing Contract

Management submitted a proposal from Adlawn Landscaping Services for snow plowing. The quote price was \$4,925 for the months of November, December, January, February and March. Because of the excessive salting expense last season, the Board decided not to have salt spread. The homeowners will be notified to secure salt and spread the salt as need on the walks and driveways serving their unit.

Dave Griffin move to approve the Adlawn Landscaping Services, Inc. snow plowing contract in the amount of \$4,925 for the season payable in monthly installments of \$985. If a snow fall exceeds 11 inches, there will be an additional charge of \$25 an inch over 11 inches. Paul Weber seconded the motion. The motion was unanimously passed.

Homeowner Architectural Improvement Applications

Dave Griffin moved to approve the Hiadis Architectural Improvement Application for 313 Dominion dated August 8, 2005 to replace the existing driveway using the same dimensions as exist and same standards. Further, the replacement would not exempt the homeowner from a special assessment to repair and replace driveways and parking lots. Paul Weber seconded the motion. The motion unanimously passed.

Dave Griffin moved to approve the Ruggero Architectural Improvement Application for 315 Dominion dated July 20, 2005 to replace the concrete patio with brick pavers with the same square footage and shape as the existing patio. Fred Latzke seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the Phillips Architectural Improve Application form dated July 21, 2005 to add stairs to the back patio and retaining wall. Paul Weber seconded the motion. The motion was unanimously passed.

HOMEOWNER'S OPEN DISCUSSION:

The homeowners in attendance were given the opportunity to discuss their concerns.

ADJOURNMENT:

Dave Griffin moved to adjourn the meeting. Fred Latzke seconded the motion. The motion was unanimously passed.

Dave Griffin, Secretary