

**DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A**  
**(a not-for-profit corporation)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OCTOBER 24, 2005**

The following Board members were present:

Price Sowers  
Paul Weber  
Fred Latzke  
Dave Griffin  
Liz Nickel

All board members being present, a quorum was declared.

Kelly Koehler and Angel Runnion of Williamson Management were present.

The following members were present:

Carl Permanian  
John and Dawn Kurtz  
Joe and Crystal Kyles  
Dan and Barbara Timkin  
Brian Heirs  
Carmella Grimaldi  
Ed Stevenson  
Dorothy Loy  
Krystyna and Scott Ryback  
Steve Balzano  
Jim Smith  
Terry Sopko  
Janice Eppelheimer  
Dave Nickel  
Rachel Sowers

**AGENDA:**

Paul Weber moved to adopt the Agenda. Fred Latzke seconded the motion. The motion was unanimously passed.

**APPROVAL OF SEPTEMBER 12, 2005 BOARD MEETING MINUTES:**

Fred Latzke moved to approve the September 12, 2005 board minutes. Paul Weber seconded the motion. The motion was unanimously passed.

**PRESIDENT'S REPORT:**

## **Web Site**

Rachel Sowers gave a presentation on the contents and use of the Association web site at DominionPatio1a.com. The Board expressed their appreciation for the effort that she put forth in the creation of the Web Site. Price Sowers also put in a lot of time in the last year securing, reviewing and scanning documents for placement on the web site.

## **TREASURER'S REPORT**

Fred Latzke moved to approve the August 31, 2005 and September 30, 2005 Association financial reports. Dave Griffin seconded the motion. The motion was unanimously passed.

Fred Latzke moved to transfer \$7,482.65 to the reserve account to open a Certificate of Deposit in the name of the Association at Harris Bank. Dave Griffin seconded the motion. The motion was unanimously passed.

## **MANAGEMENT REPORT:**

### **2006 Operating Budget**

Dave Griffin moved to adopt the 2006 budget increasing the monthly assessment for unit owners having a 3.4264% ownership of the common elements from \$210 to \$241 per month and for unit owners having a 3.6802% ownership of the common elements from \$226 to \$260 per month. Liz Nickel seconded the motion. Price Sowers, Fred Latzke, Dave Griffin and Liz Nickel vote yes. Paul Weber voted no. The motion passed.

### **Reserve Transfer Resolution**

Fred Latzke moved that any amounts collected by or paid to the Association in excess of operating expenses for the year ended December 31, 2005, shall be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by IRC Section 118 and Revenue Rulings 75-370 and 75-371. Such amounts shall be deposited into insured interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors. Liz Nickel seconded the motion. The motion was unanimously passed.

### **Architectural Improvement Applications**

Dave Griffin moved to approve the Architectural Improvement Application Form for Janice Eppelheimer, 341 Dominion, to replace the existing patio with paver bricks per the drawing attached. Paul Weber seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve the Architectural Improvement Application Form for Price and Rachel Sowers, 317 Dominion, to install boxwood, weigela bushes in the front yard with access lighting. Paul Weber seconded the motion. Dave Griffin, Paul Weber, Fred Latzke and Liz Nickel voted yes. Price Sowers abstained.

### **Special Assessment for Garage Roof Repairs**

Price Sowers gave a detailed explanation of the garage roof repair and replacement project. Member's questions were addressed and answered. The roof repair and replacement project would be scheduled to start approximately May 1, 2006. Several bids had been received. Matthews Roofing submitted the lowest price, with a better plan and product.

The Board agreed that current reserves should not be used for the garage roof repairs as the reserves need to be retained and increased for future repairs as reflected on the 2006 budget and in the reserve study.

Dave Griffin moved to approve and adopt a special assessment in the amount of \$115,886 for garage roof repair and replacement. The unit owners 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. Two alternatives were given for payment. Payments may be made in five equal installments on December 1, 2005, January 1, 2006, February 1, 2006, March 1, 2006 and April 1, 2006 or unit owners may pay the total sum on April 1, 2006. Paul Weber seconded the motion. The motion was unanimously passed.

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

Dave Griffin moved to approve the American Decorating proposal #05920 for carpentry work for the garage roof and replacement project dated September 9, 2005 in the amount of \$13,040. Fred Latzke seconded the motion. The motion was unanimously passed.

Dave Griffin move to approve the second American Decorating proposal #05923 for carpentry work for the garage roof repair and replacement project dated September 12, 2005 in an amount up to \$12,600. Fred Latzke 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. Liz Nickel seconded the motion. The motion was unanimously passed.

## **ADJOURNMENT**

Fred Latzke moved to adjourn the meeting. Paul Weber seconded the motion. The motion was unanimously passed.

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Dave Griffin, Secretary