

DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A
(a not-for-profit corporation)
BOARD OF DIRECTORS MEETING MINUTES
MARCH 13, 2006

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:

Anne Latzke
Krystyna Ryback
Scott Ryback

AGENDA:

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

APPROVAL OF OCTOBER 24, 2005 BOARD MINUTES AND ANNUAL MEMBERSHIP MEETING MINUTES

Fred Latzke moved to approve the October 24, 2005 annual board meeting minutes. Paul Weber seconded the motion. The motion was unanimously passed.

Fred Latzke move to approve the October 24, 2005 annual member meeting minutes. Paul Weber seconded the motion. The motion was unanimously passed.

Fred Latzke move to approve the October 24, 2005 new board meeting minutes. Paul Weber seconded the motion. The motion was unanimously passed.

PRESIDENT'S REPORT

Price Sowers gave an update on the garage roof repair project including his discussions with the contractors and the application for Village permits for the project. Work will start on May 1, 2006. No down payment is necessary. Price and the carpenter contractor will be meeting with the Village to discuss matters.

Discussion took place about the dissatisfaction with Valley Crest, the current landscaper. A review of the Contract disclosed that the Contract can be terminated upon 30 days notice.

Dave Griffin moved that Valley Crest be given 30 days written notice to terminate the contract with Dominion Patio Condominium Association 1-A. Fred Latzke seconded the motion. The motion was unanimously passed.

Kelly Koehler was directed to contact Valley Crest by telephone and to send the written notice informing Valley Crest that the contract is terminated.

Dave Griffin moved to approve the Addlawn Landscaping Services Inc. contract presented at the meeting for landscaping for the period April 1, 2006 through November 15, 2006 and April 1, 2007 through November 15, 2007 subject to the additional work required by the specifications to be attached to the contract, subject to each party being able to terminate the contract on 30 days notice and no work to be performed in the courtyards. Paul Weber seconded the motion. The motion was unanimously passed.

TREASURER'S REPORT

Fred Latzke move to approve the October 31, 2005, November 30, 2005, December 31, 2005 and January 31, 2006 month ending financial reports. Dave Griffin seconded the motion. The motion was unanimously passed.

Clarification was made to the December 31, 2005 month ending financial report. The Assessment Income of \$81, 230.38 included the special assessment of \$7,698.48 adopted on August 8, 2005.

MANAGEMENT REPORT

Vote by Mail

Resolutions and Procedures to change election procedures to allow membership voting by mail for the annual elections were circulated. An amendment to the Illinois Condominium Act allowed voting by mail in lieu of proxy voting. A discussion took place but no motion was made. No further action was taken at this time.

HOMEOWNER'S OPEN DISCUSSION

Krystyna Ryback inquired as to whether the financial reports were posted to the Association Web Site. Only the balance sheet and income statements have been posted. The financial reports referred to above have not as of yet been posted to the web site to date.

ADJOURNMENT

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

David J. Griffin, Secretary