

**DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A**  
**(a not-for-profit corporation)**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**MAY 8, 2006**

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.

Kelly Koehler of Williamson Management was present.

The following members were present:

Scott and Krystyna Ryback  
Janice Eppleheimer  
Dave Nickel  
Rachel Sowers  
Steve and Dorothy Loy  
Tom and Jean Stapleton  
John and Judy Anderson

Also present:

Sonny Sorrentino

**AGENDA:**

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

**APPROVAL OF MARCH 13, 2006 BOARD MINUTES**

Liz Nickel moved to approve the March 13, 2006 board meeting minutes. Paul Weber seconded the motion. The motion was unanimously passed.

**PRESIDENT'S REPORT**

Price Sowers reported on the status of the roof repair project. Price Sowers has met with the Architect and a representative from the Matthew's Roofing. The Architect has prepared drawings. The drawings were reviewed by the Architect, Matthew's

Roofing representative and Price Sowers. The Architect and Price Sowers will meet with the Village of Wood Dale to present the plans. The plans reflect two scuppers for the entire connected roof for two garages. The garage roofs have been built with three inch slopes. If we receive Village approval, the roof repair project would start on May 15, 2006.

An itemized list of the approximate date that each roof is going to be repaired will be prepared and submitted to the unit owners so that they can remove their automobiles from the garage and also to prepare the other items in the garage.

### **TREASURER'S REPORT**

Fred Latzke moved to approve the February 28, 2006 and March 31, 2006 month ending financial reports. Liz Nickel seconded the motion. The motion was unanimously passed.

Clarification was made to the March 31, 2006 income and expense statement. The \$2,206 reflected as special assessment income appears to be misclassified. Management was requested to conduct a review to determine if it is not in fact regular income and should therefore be adjusted accordingly.

### **MANAGEMENT REPORT**

None

### **OLD BUSINESS**

Management was directed to contact John's Remodeling to get a commitment for him to complete the work per the terms of the contract. The board was informed that John's Remodeling already has the materials to complete the job. To date, the only work done has been at Dan and Barbara Timken's unit.

There was discussion concerning the landscaper. If the grass needs seeding, each unit owner should seed. It is the unit owner's responsibility to water the lawn at his or her unit.

### **NEW BUSINESS**

#### **Unauthorized parking on Association lots**

Dave Griffin reported that an individual residing in the Tower is parking in the south parking lot. We need to place a sign from a towing company identifying where a vehicle will be towed if the Association directs the towing company to remove the vehicle. The Association would first give a warning to the individual wrongfully parking on the lot. If the vehicle was not removed, the vehicle would be towed. Vehicles would

only be towed at the direction of a board member. Kelly Koehler was directed to contact a towing company and submit the information to the Board.

### **Insurance**

Price Sowers reported that the quote he received from Allstate Insurance Company for fire and liability insurance far exceeded the insurance premium we are paying to State Farm Insurance Company. Liz Nickel reported that she contacted Farmer's Insurance Company and that they did not submit a bid.

It was decided to renew the insurance with State Farm Insurance Company when the policy is up for renewal.

### **HOMEOWNER'S OPEN DISCUSSION**

Sonny Sorrentino spoke on behalf of Janice Eppleheimer relating to her patio installation. Sonny Sorrentino indicated that the contractor had built the two towers and installed the electrical line to the towers on his own and not at the direction of Janice Eppleheimer. The Board pointed out that the two towers and the electrical line were not part of the Architectural Application Form that had been approved by the Board. Sonny Sorrentino brought in the lamp that Janice Eppleheimer proposed to install. It was pointed out that the only lighting on existing patios currently were small watt bulbs installed on the inside of patio railings or posts that were shielded and directed the light downwards. Sonny Sorrentino asked if the board would defer assessing any fines pending further review by the Board. Several issues were discussed including the towers, lighting, the size of the patio and whether or not mortar had been used to hold the pavers on the walls.

Dave Griffin moved that the board defer assessing any fines or further action by the Board of Directors until the July Board of Directors meeting for construction of Janice Eppleheimer's patio that did not comply with the Architectural Application Form so long as no light was installed on the patio. Paul Weber seconded the motion. The motion was unanimously passed.

Dave Griffin moved to approve Scott and Krystyna Ryback's Architectural Application Form as submitted. Liz Nicked seconded the motion. The motion was u unanimously passed.

### **EXECUTIVE SESSION**

Dave Griffin moved that the Board adjourned to executive session to discuss unit owners that had not paid their special assessments and monthly assessments. Liz Nickel seconded the motion. The motion unanimously passed.

Following executive session, the Board of Directors reconvened the Board meeting. Management was directed to send the three units owners who are delinquent in

payment of the special assessment and monthly assessment a letter that their accounts had to be brought current by May 31, 2006. If the accounts are not brought current by May 31, 2006, the accounts are to be sent to the law firm of Fosco, VanderVennett, Fuellet to initiate appropriate legal action including eviction proceedings. Dave Griffin abstained on comments as to one of the three unit owners.

## **ADJOURNMENT**

Paul Weber moved to adjourn the meeting. Dave Griffin seconded the motion. The motion was unanimously passed.

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Dave Griffin, Secretary