

**DOMINION ROAD ASSOCIATION**

**ANNUAL MEETING & ELECTION**

**DOMINION TOWER CONFERENCE ROOM  
465 DOMINION DRIVE, WOOD DALE, IL**

**FEBRUARY 21, 2005, 7:30 P.M.**

**AGENDA**

- REGISTRATION
- MEETING CALLED TO ORDER
- APPROVAL OF JANUARY 26, 2004 MINUTES
- PRESENTATION OF CANDIDATES AND NOMINATIONS FROM THE FLOOR
- VOTING
- RECESS FOR VOTING TABULATION BY JUDGES  
OPEN MEMBERS FORUM
- ANNOUNCEMENT OF ELECTION RESULTS
- 2004 BOARD RETIRES, 2005 BOARD SEATED
- ELECTION OF PRESIDENT, VICE PRESIDENT, SECRETARY & TREASURER BY  
BOARD
- MOTION TO ADJOURN

**Dominion Road Association**  
**Annual Meeting**  
**MONDAY, February 21, 2005**

On February 21, 2005, at 7:30 p.m., the members Annual Meeting and the Election for Directors of the Board will be held in the lower level conference room in the Hi-Rise, 465 Dominion Drive, Wood Dale, IL. The Meeting agenda is enclosed for your review.

As defined by the Declaration:

- Four candidates will be elected as Directors for the Board.
- At least one of the four directors shall be from the Hi-Rise and at least one from the Low-Rise (Townhomes).
- The four candidates elected as Directors, shall be:
  - The Hi-Rise candidate, receiving the most number of votes.
  - The Low-Rise candidate, receiving the most number of votes.
  - The next two candidates, receiving the most number of votes.
- You can cast only one vote per candidate.
- You can vote for a maximum of four candidates per ballot.
- You may vote for less than four candidates if you wish.
- You may vote for any candidate or candidates in any combination.

CANDIDATES FOR BOARD OF DIRECTORS: (alphabetical order)

Thomas A. Delihant	Hi-Rise (Tower- Unit # 209)
George D. Jurinek	Lo-Rise (334 S. Dominion Drive)
Sandra L. Porch	Lo-Rise (330 S. Dominion Drive)
Milind N. Potdar	Hi-Rise (Tower- Unit # 609)
John Stanton	Hi-Rise (Tower- Unit # 210)

If you are unable to attend in person, we have enclosed a proxy for your consideration.

Sincerely,

The Board of Directors  
Dominion Road Association

2/7/05

**DOMINION ROAD ASSOCIATION  
MINUTES March 16, 2005**

Meeting convened at 6:50PM

Present:

President:	George Jurinek
Vice President:	Tad Delihant
Treasurer:	Sandra Porch
Secretary:	John Stanton

There were no minutes from the February 21<sup>st</sup> meeting where new officers were elected.. Sandra Porch moved, John Stanton seconded that the meeting accept the report of the February 21<sup>st</sup> meeting electing new officers. The motion was passed unanimously.

Sandra Porch presented the Treasurer's report which showed a bank statement of \$12,000. There was some concern about arrears in payments.

George Jurinek proposed that dues could be paid on the first month of the year, six monthly or quarterly according to the preference of the homeowner, but always in advance..

George Jurinek reported that he had been in contact with the office of the Secretary of State to change the registered Agent details to reflect the change in board members. He had what looked like a duplicate payment advice from the Secretary of State. Sandra Porch considered it not to be a duplicate and will resolve it.

Tad Delihant moved a motion to accept the report, John Stanton seconded it and it was passed unanimously.

At this point the meeting was opened to questions from the floor.

Question –

A 6:45 meeting could be too early for people who work downtown.

Answer from Sandra Porch –

The Board should publish its agenda to permit members to make the meeting if interested.

Sandra made the point that the agenda should be posted in advance. The matter was not put to a vote but George Jurinek was against it and Tad Delihant, John Stanton and Sandra Porch were for it.

Sandra then refined her point to only post the agenda in advance if financial decisions were to be made.

John Stanton suggested that we create a web page and post minutes and agendas there to make access easy. He then moved a motion that the Board post the agenda of any meeting making financial decisions on the noticeboard in the high rise and on the web page and that the web page URL be sent to all members. Tad Delihant seconded the motion and it was passed.

At this point there was another question from the floor –

What is to be done about vehicles parked in front of individual mailboxes obstructing mail delivery.

Sandra Porch answered that the Board would write to each homeowner advising that mailboxes should not be blocked because it will stop the mail being delivered.

John Stanton offered to donate a four drawer filing cabinet to the association to better store records.

George Jurinek then foreshadowed an agenda for the Board, and it met with unanimous approval from all members –

1. Make a permanent repair to the road where it's intergrity was breached by speed bumps and their removal.
2. Remove any remaining speed bump signs.
3. Add some children playing signs at the appropriate positions.
4. Add "No Parking in Snow" signs.

A motion to adjourn was then proposed by Tad Delihant, seconded John Stanton and passed unanimously. The meeting adjourned at 7:31PM.

Minutes prepared by:

John Stanton  
Secretary  
Dominion Road Association

**DOMINION ROAD ASSOCIATIONS  
MINUTES APRIL 20, 2005**

MEETING CONVENED AT 6:15 PM

BOARD MEMBERS IN ATTENDANCE WERE GEORGE JURINEK, TAD DELIHANT, SANDRA PORCH AND JOHN STANTON.

THE MINUTES OF THE PREVIOUS MEETING ON MARCH 16, 2005 WERE PRESENTED TO THE MEETING. SANDRA PORCH MADE A MOTION SECONDED BY TAD DELIHANT THAT THEY BE ACCEPTED. MOTION PASSED.

TREASURER'S REPORT PRESENTED BY SANDRA PORCH THE ASSOCIATION HAS \$7158. ON HAND. SHE ALSO REPORTED THAT A CHECK HAD BEEN RETURNED BECAUSE THE ANNUAL REPORT HAD BEEN FILED PREMATURELY. TAD DELIHANT PROPOSED A MOTION THAT THE REPORT BE ACCEPTED. JOHN STANTON SECONDED AND THE MOTION WAS PASSED UNANIMOUSLY.

IT WAS NOTED THAT THE CURB ADJACENT TO THE GUARD HOUSE WAS DAMAGED. GEORGE JURINEK ATTRIBUTED THE DAMAGE TO SNOW PLOWING.

GEORGE MENTIONED THAT THE GUARDHOUSE NEEDS A CLEANUP. BOXES NEED TO BE REMOVED. HE ALSO MENTIONED THAT THERE WAS ASPHALT DAMAGE ON THE SOUTH SIDE EXIT NEAR THE STOP SIGN AND THAT A TIMELY REPAIR WAS NEEDED.

A QUESTION FROM THE FLOOR REGARDING WHETHER COM ED WILL CLEAN UP THE DEBRIS FROM THEIR REPAIR OF THE ELECTRICAL LINES? GEORGE PROMISED TO CALL COM ED AND ASK THEM TO TAKE CARE OF IT.

TAD DELIHANT ASKED GEORGE TO MARK DAMAGED ROAD AREAS WITH PAINT.

THE NEXT DISCUSSION WAS TO DO WITH THE ROAD SURFACE, PARTICULARLY THE DAMAGE FROM THE SPEED BUMP REMOVAL. TAD DELIHANT MADE THE POINT THAT MATERIAL WHICH EXPANDS AND CONTRACTS BE USED TO MAKE GOOD THE DAMAGED AREAS. GEORGE AGREED TO INVESTIGATE.

AT THIS POINT TAD DELIHANT READ A REPORT FROM JOHN STANTON LISTING STEPS NECESSARY TO AMALGAMATE THE ROAD AND POOL ASSOCIATIONS. SANDRA PORCH COMMENTED THAT THIS WOULD BE A MASTER ASSOCIATION AND NEED NEW DECLARATIONS. FURTHER DISCUSSION OF THE MECHANICS OF THE MERGER ENSUED. SANDRA PROPOSED THAT THE BOTH BOARDS GET TOGETHER AND DECIDE ON WHAT THEY MAY WANT IN THE NEW DECLARATIONS. SHE WAS IN FAVOR OF HAVING A MASTER ASSOCIATION STATUS. A MEETING ON MONDAY APRIL 25, 2005 AT 7:00 WAS AGREED.

GEORGE JURINEK RAISED FURTHER BUSINESS CONCERNING THE WATER TO THE GUARDHOUSE. HE AGREED TO TURN IT OFF. HE ALSO AGREED TO INVESTIGATE A FAILED LIGHT.

NEXT BUSINESS WAS WHETHER THE ASSOCIATION NEEDED WORKMAN'S COMPENSATION INSURANCE. GEORGE AND TAD WERE IN FAVOR OF BUYING IT WHETHER IT WAS NEEDED OR NOT. SANDRA PORCH STATED THAT SHE BELIEVED THAT IT WAS NOT NECESSARY SINCE THE ASSOCIATION HAD NO EMPLOYEES, ONLY CONTRACTORS. IT WAS PUT TO A VOTE, GEORGE AND TAD VOTED IN FAVOR, SANDRA AND JOHN STANTON AGAINST IT AND THE MOTION FAILED. IT WAS DECIDED TO

INVESTIGATE THE MATTER FURTHER AND TABLE THE MATTER UNTIL THE NEXT MEETING.

SANDRA PORCH MENTIONED THE GRASS ADJOINING THE ROAD WAS MOWED BY THE FOREST PRESERVE GRATIS AND AGREED TO SEND THEM A THANK YOU LETTER.

THE MEETING WAS ADJOURNED AT 7:35 PM.

MINUTES PREPARED BY JOHN STANTON.

RESPECTFULLY SUBMITTED,  
CORRECTED BY  
ADELYN IUSSA

DOMINION ROAD ASSOCIATION  
MINUTES MAY 18, 2005

Members in attendance were Ann Latzke 484 Dominion, Rose Moschini 503, Addie Iussa 1407, Maureen Venard 907 and Pat Stanton 210.

The meeting was called to order at 6:45 p.m.. Board members in attendance were George Jurinek, Tad Delihant and Sandra Porch.

First order of business dealt with replacing John Stanton on the board. Sandra Porch made a motion seconded by Tad Delihant to remove John Stanton from the Road Board and Office of Secretary due to ill health and failure to keep up with the duties of the office. Motion passed unanimously. Sandra Porch made a motion seconded by Tad Delihant to appoint Adelyn Iussa to the Road Board and the Office of Secretary. Motion passed.

Secretary's Report: Motion made by Sandra Porch seconded by Tad Delihant to accept minutes of April 20, 2005 with all corrections. Motion passed.

Treasurer's Report: Balance in the bank is \$11,974. Motion made by Tad Delihant seconded by Addie Iussa to accept the Treasurer's Report. Motion passed.

Files have been moved from the guardhouse into the Homeowners' Office.

We are looking for three bids on the road damage caused by the installation and removal of the speed bumps. Tad and George will handle this situation.

Paul Kalinich has offered his assistance in updating the rules and regulations.

George has contacted the Forest Preserve about cutting the grass along the road, at this time it has already been cut.

Workman's compensation had been tabled to this meeting. Motion made by Tad Delihant, seconded by Addie Iussa to purchase workman's compensation to protect our interest. Motion passed – 3 to 1.

New Business: Addlawn cleaned up around the guardhouse for free. A thank you note should be sent to them.

Curb repair around the guardhouse will be handled by Tad Delihant in the future.

Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Adelyn Iussa, Secretary

**DOMINION ROAD ASSOCIATION**  
**MINUTES JULY 20, 2005**

MEMBER IN ATTENDANCE WAS JEAN BATEK 801.

THE MEETING WAS CALLED TO ORDER AT 6:46 P.M. BOARD MEMBERS IN ATTENDANCE WERE TAD DELIHANT, GEORGE JURINEK AND ADELYN IUSSA.

SECRETARY'S REPORT: MOTION MADE BY TAD DELIHANT SECONDED BY ADDIE IUSSA TO ACCEPT THE MINUTES OF JUN 15, 2005. MOTION PASSED.

TREASURER'S REPORT: BALANCE IN THE BANK \$16279. MOTION MADE BY ADDIE IUSSA SECONDED BY TAD DELIHANT TO ACCEPT THE TREASURER'S REPORT.

TAD WILL SET UP A MEETING WITH PAUL KALANICH ABOUT THE MERGER INFORMATION AND PRESENT IT AT THE AUGUST MEETING. GUARD HOUSE HAS BROKEN PVC PIPE, GEORGE WILL HAVE JOE REPAIR IT.

WORKMEN'S COMPENSATION INSURANCE BEING HANDLED BY GEORGE JURINEK.

SANDRA HAS WRITTEN A THANK YOU LETTER TO ADDLAWN. TAD WILL GET TOGETHER WITH JOE AND GEORGE TO THORO PATCH THE CURBS. THE WEEDS ALONG THE CURBS WILL ALSO BE ADDRESSED, POSSIBLY WITH A SPRAY TANK.

NEW BUSINESS: NO "C PLATE" ALLOWED PARKED ON THE ROAD ALONG WITH COMMERCIAL VANS OR PICK UP TRUCKS OWNED BY RESIDENTS. NO VEHICLE THAT HAS ANY ADVERTISING EXPOSED CANNOT PARK ON THE STREET, THEREFORE, A REQUEST MADE TO STREET PARK MADE BY A FUTURE OWNER HAS BEEN DENIED.

SNOW PLOWING PROPOSAL FOR THE 2005-2006 SEASON FROM ADDLAWN FOR \$695.00 PLUS ADDITIONAL CHARGE FOR SALTING HAS BEEN DEFERRED TO THE AUGUST MEETING.

ELECTRIC COMPANY WILL BE CALLED BY GEORGE JURINEK ABOUT THE LIGHT BOX CONNECTION ON THE NORTH SIDE.

ADDIE IUSSA MADE A MOTION SECONDED BY TAD DELIHANT TO ADJOURN OUR MEETING AT 7:15PM.

RESPECTFULLY SUBMITTED,

ADELYN IUSSA, SECRETARY

**DOMINION ROAD ASSOCIATION**  
**MINUTES SEPTEMBER 21, 2005**

Members in attendance were Jean Batek 801, Paul Kalinich 901 and Jim Drath 1507.

The meeting was called to to order at 6:46P.M. members in attendance were Tad Delihant, Sandra Porch George Jurinek and Addie Iussa.

Secretary's Report: Motion made by Sandra Porch seconded by Tad Delihant to accept the minutes of August 17, 2005. Motion Passed.

Treasurer's Report: Balance of \$20,798. Sandra will notify the community associations of a late charge fee to begin after the 5<sup>th</sup> of each month of \$5.00 a day and continue until paid. Motion was made by Tad Delihant seconded by Addie Iussa to accept the late charge fee. Another motion made by Addie Iussa and seconded by Tad Delihant to accept the Treasurers report as stated. Both motions were passed.

No questions from the Homeowners forum.

Olds Business: Road cracks must be addressed before the winter sets in. Tad and George will handle this job. George and Joe will cap the PVC pipe outside the guard house. Workmen's Compensation is deferred to future meeting. Curb repair and weed control will be handled by George and Tad.

New Business: A motion made by Tad Delihant seconded by Addie Iussa to accept the Addlawn snow contract of \$695.00 per month plus salt. The contract runs from November 1, 2005 thru March 31 2006. Motion passed.

George has called the electric company for a quote to fix the junction box on the north side of Dominion Drive so that the lawn mowers do not hit it and cause problems, so far no response from Wood dale electric. The light on Dominion Court has been an on going problem, George will call Corkhill Electric to repair. Paul Kalinich gave an upgrade on the proposed merger between Dominion Road Association and Dominion Plaza One Homeowners Association including a name change. A motion made by Addie Iussa seconded by Tad Delihant to forge ahead with the merger. Motion passed. George commended Paul for doing a fine job on the merger papers. The details to be worked out in the future.

Motion to adjourn at 7:00 P.M. made by Sandra Porch seconded by Addie Iussa. Motion passed.

The next board meeting will be October 19, 2005.

Respectfully submitted,  
Addie Iussa