

LaSalle's Woods Association of Owners, Inc.
Board of Directors Minutes
February 13, 2007

Present: President Ralph Zuzolo, Secretary Larry Taylor, Treasurer Chris Arnold. Property Manager Bill Richardson. Guest: Jan Passmore, new owner. Absent: VP Freeman and Member Whaley

The meeting was called to order by the president at 7:10 p.m.

The minutes of the January meeting were read and accepted with one correction following a motion by Arnold and second by Zuzolo.

The next order of business was to set the time and place of the annual meeting of LSW Homeowners which will be on Saturday, April 14, 2007, at 2:00 p.m. Bill Richardson was asked to see if the Eagle Pointe Clubhouse would be available at a reasonable cost rather than returning to Redman Hall.

Discussion of the matter of a former owner who had paid for the repair of her fireplace on her own and was to be reimbursed by the association. The first quarterly check continuing what had been a reduction in her monthly dues had been returned by the former owner with a statement that the amount was wrong (she expected full payment in a lump sum which was not provided for in the signed contract with her). A letter explaining this was sent to her and the board decided to send a second quarterly check along with the first will be re-mailed.

A letter dated January 19th from Gerald Albers #48 was received by the president Zuzolo requesting re-landscaping where a tree had been blown over in a storm. The board asked the property manager to check it out and alert the grounds crew to possible actions. Mr. Albers also asked for a follow-up on a concern about construction in Bldg. #13. The board referred his drawings and questions to Bill Richardson for discussion with John Bires, the association architect.

A letter from Dennis Kemp #36 was read regarding his concern about malfunctioning of old ceiling fan motors in LSW bathrooms. These motors can seize up and get very hot with the potential of causing a fire. These fans were checked during the winter inspection and owners of those that were not working were alerted. Also, by simply removing the fan cover, the motor can be easily unplugged from the power source which many owners have chosen to do. The board encourages owners to be aware of these bathroom fans and whether they are operating properly and if not, unplugged or repaired.

The property manager gave his report detailing actions and reports since the last board meeting. Included in this report was an extensive memo regarding a dog that was left

alone and had been barking most of the day in Bldg. #13. There were three other concerns regarding the occupants of this unit that were detailed with a report of actions taken. The board has made note of these issues and will discuss any necessary further actions at the March meeting.

Finally, Mr. Jan Passmore, new owner of unit #47, wanted to bring the matter of property assessments to the board's attention, stating in a letter dated 1/31 that his past experience in different condos at Eagle Pointe had lead him to believe that many units were assessed for excessive amounts. He suggested that if with the help of a realtor, we could go back to sales over the last two years and compare the actual price paid with the assessment, we could determine if we may be overcharged and as a larger group we could get the matter addressed. He offered his assistance and the board agreed to ask the two realtors on the board for their opinion on their return.

There being no further business, the meeting was adjourned at 8:30 p.m.

The next meeting is scheduled for Wednesday, March 14, 2007 at 7:00 p.m.