

LaSalle's Woods Association of Owners, Inc
Board of Directors Meeting
January 12, 2012
LSW Offices @ 7:00 p.m.

The monthly meeting was called to order by President Larry Taylor at 7:05. Present were VP Ralph Zuzolo, Treasurer Chris Arnold, and Property Manager Bill Richardson. (Member Susan Slaven had a conflicting appointment and Secretary Bob Hamilton is out of state.)

The minutes of the December 11, 2011, meeting by Secretary Hamilton were approved as presented on a motion by Zuzolo and second by Taylor.

The treasurer report showed a checkbook balance of \$66,239. after all invoices to date had been paid and homeowner fees are due by January 15th.

A discussion of short term rental policies was held and it was approved on a motion by Taylor and Second by Zuzolo that those homeowners who have been recognized as having their condos in rental programs will be allowed to continue to rent to avoid financial hardship and inconvenience to their clients. However, when the unit sells and/or is taken out of the rental programs, the property must remain owner-occupied unless rented for 90 consecutive days or more and a signed lease and supporting renter information is provided to the board in advance. (This is to comply with tougher banking regulations discouraging or prohibiting short term rentals as lowering property values and also due to security issues with short term renters who have little stake in observing the rules and regulations or maintaining the property.)

A revised base bid of \$38,750 was received from Nature's Way lowering overall costs and adding no cost services for lawn care, planting, and grounds maintenance for 2012 and it was approved on a motion by Zuzolo and second by Arnold.

The annual inspection revealed illegal charcoal and gas grills/ remaining on decks of thirteen condo units. The board demands that the grills be removed immediately to comply with state and federal laws regarding banning their presence in condo/multi-unit complexes. **ACTION WILL BE TAKEN BY THE SECOND QUARTER TO ASSURE THEIR REMOVAL FROM THE PROPERTY.** The Association cannot afford another fire loss as our insurance for 2013 may already be in jeopardy due to the #103-04 fire.

A complaint about exterior lights being strung by owners/renters was received and the board reminds all that any permanent or temporary modification to the exteriors must be approved by the board in advance.

There being no further business, the meeting was adjourned at 8:20 p.m.

The next scheduled meeting will be on Thursday, February 9th, 2012, at 7:00 p.m.