

LaSalle's Woods Association of Owners
Board of Directors – MINUTES
March 8, 2012 – LSW Offices
D R A F T (Subject to approval in April 2012)

The meeting was called to order at 7:05 by President Larry Taylor. Also in attendance were VP Ralph Zuzolo, Treasurer Chris Arnold, and Property Manager Bill Richardson. Secretary Hamilton was out of state and member Susan Slaven had submitted her resignation having sold her property at LaSalle's Woods. Also present was homeowner/retired attorney Ron St. Martin of Unit #73 who has been advising on insurance and by-law matters.

The minutes from the February meeting were approved on a motion by Zuzolo and second by Arnold.

The president gave his report and list of issues facing the board for consideration:

- We need to address insurance matters brought to our attention by our agent and carrier before it is time for renewal this fall. The current by-laws adopted in the mid 1970's require that each owner show proof of a minimum of \$100,000 liability insurance but it is recommended that this be increased to \$300,000 by the end of 2012. Also, wording in by-laws on association vs. owner responsibilities for normal maintenance vs. catastrophe needs to be clarified in a by-law change. Further clarification in language needs to be addressed and it will probably be necessary to call for a special meeting of owners in late summer to approve these changes although proxies can be authorized if attendance is difficult.
- There has been no resolution of the erroneous listing of certain LSW properties in a FEMA flood zone in spite of repeated attempts to get assistance from the Monroe County Planning & Zoning who mistakenly approved the maps before we became aware of their existence. It was decided to table the matter until April and not spend the estimated \$4000.+ in engineering and legal fees since it was not our error and could be easily corrected by a willing government official.
- A complaint about the design of a new lighting fixture at #32/33 was received from a nearby owner. The board will visit the site of the installation and make a recommendation for modification after consultation with the owners most affected.
- A memo from the Indiana State Department of Health was reviewed required new modifications of Americans with Disabilities as it relates to Existing Private (semi-public) Swimming Facilities required by March 15th. The regulations call for the existence of '*a barrier free pathway up to the edge of the pool*'. The board is studying the options to meet this requirement before the scheduled pool opening in mid-May.
- The annual meeting requirements were discussed and plans made for a March 15th mailing in anticipation of the meeting to be held at 2:00 p.m. at the Eagle's Nest on Saturday, April 21st.

The financial report was presented by Treasurer Arnold showing \$73,891 in the operating account. With higher than anticipated long-term capital expenditures in 2011, on a motion by Taylor and second by Zuzolo, it was approved to transfer \$30,000 from the general fund to the capital account to help meet the long term needs. Expenses are in line with budgeting to date and helped by the mild winter. The board began budgeting two years ago for potential losses in the weaker economy and we received a Chapter 7 Bankruptcy filing resulting in an estimated \$3,293.58 write off. Other delinquencies are being addressed and only three homeowners had past due balances of over \$1,000 as of today.

On a motion by Taylor and second by Zuzolo, the board unanimously approved the following non-binding resolution: "The board strongly suggests that candidates for election to the board of directors of LaSalle's Woods should be primary residents (over 6 months in residence), be current in all dues and fees (see bylaws), and not have been the defendant in litigation initiated by the board in which the LSW Association prevailed." All homeowners are encouraged to fully participate in the meetings and activities of the village but the board membership should be comprised of those who meet the recommendations.

There being no further business, the meeting was adjourned at 8:45. The next meeting is scheduled for April 12, 2012 at 7:00 p.m.