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LaSalles Woods Association of Owners Inc.
Scheduled Board of Directors Meeting 6/13
June 13, 2013
LSW Offices

PRESENT: President Cynthia Ellis; Treasurer Chris Arnold; Property Manager Bill Richardson; Board Member Ken Todd; Board Member Eric M.

IN ATTENDANCE: Ron St. Martin (Guest/Homeowner)

The Meeting was called to order at 7:20 pm.

Minutes of the Previous Meeting reviewed.

Jay Kohlmeier (Homeowner) was approved as the new secretary with a motion by Cynthia Ellis and seconded by Chris Arnold.

Bill Richardson noted the residential fireplace inspection/cleaning maintenance to be conducted in early July with notification provided by a letter to all homeowners/residents from Bill Richardson.

The Board approved the LaSalles Woods Owners Association pool party to be held at the LaSalles pool on August 3, 2013 beginning at 5:pm. Residents/attendees are required to bring one dish and a portable chair. Notification procedure?

The Board endorsed the further review of the Associations property insurance renewal bid from McGowin agency. Points of topic included:

- Current policy expires on January 1, 2014
- Ron St. Martin presented the new proposal along with instructive comparative comments.
- With participatory discussion the Board approved the further review of the current by-laws as they relate to historical revisions/amendments and how they will affect the new policy regulations. Steps will include a historical meeting minutes search for by-law amending activity (Secretary), and a meeting between Board president Cynthia Ellis, other board members and McGowin agents. Resulting action to be determined at a later date.

The Treasurer presented the YTD financial report. Points of topic included.

- Increased pool maintenance cost over previous year. Property manager explained overage due to construction costs related to State Public code compliance.

Chris Arnold, treasurer noted the YTD financial report:

- Large Aging summary, all within grace period, 7/15
- P&L looks good, 20k net profit
- Balance of general fund is \$48,412.74, the reserve fund same as last month at \$90,501.89
- Ralph Zuzolo moved for motion to approve, Eric Mungle seconded.

Cyndi Ellis noted to create a separate folder for tracking unit owner insurance verification. Mailing to go out in September.

Cyndi Ellis noted the ongoing cable provider discussion regarding Smithville, Comcast, Direct TV and the bundling options with each provider.

- Direct TV suggested they would bundle, but LWA would have to collect fees, but with PSA removing themselves, providing a bundling choice could be cost prohibitive. Chris Arnold presents motion to stay out of cable provider business by making each unit owner responsible for choosing a provider. A further review of cable options and notification to residents to be considered. Cyndi Ellis seconded the motion.

Bill Richardson reported on recent maintenance issues.

- Chimney inspection/cleaning went well, 16 were cleaned.
- Broken underground pipe near unit 12 on poolside. Water loss at the expense of the association. KKP located meter and stopped flow, returned a few days later and made repairs.
- Dick Jones reported walk light not functioning, investigation revealed a power surge had knocked out area garage lights. Replace 14 lights.
- Morning pool inspection on July 5 found backed up sewage in both restrooms. Second time this has happened. KKP came and located lift station pipe had been compromised with tree roots. Entire 4 inch section replaced along with the addition of a trap system. A courteous mention of Jim Kidd was fishing on the lake at the time of this incident and arrived to help within 30 minutes.
- Storm damage to large pine tree behind 107, authorized KKP to remove.
- Bill Richardson noted pool party reminder for August 3.

Cyndi Ellis adjourned the meeting.

Note: Next meeting: electrical outlets

Also need discussion on short term rental policy to By laws