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LaSalles Woods Association of Owners Inc.
Scheduled Board of Directors Budget meeting 11/12
November 13, 2014
LSW Offices

PRESENT: President John Bernstein, Vice President Ralph Zuzolo, Board member Ken Todd, Board member Eric Mungle, Property Manager Bill Richardson, Secretary Jay Kohlmeier, guests Susan Berwick, Michele Hardman, Larry Hardman, James Penticuff and Sherri Penticuff.

The meeting was called to order at 7:05 PM.

Guest member Susan Berwick requested her attendance to discuss a list of interests and concerns.

Previous meeting minutes reviewed, John moved to approve minutes, seconded by Jay, all in favor.

Jay presented treasurers report.

- Reviewed the Budget P& L Performance report. Pointed out Y-T-D actual expenses.
- Explained structure of the report and areas of concern including delinquent balances.
- Reviewed other financial reports, check register, and receivable aging report.
- Bank accounts: General fund (combination of checking and flex savings) is \$40,673.83; Reserve savings fund is \$127,820.99.
- Reported that reforming Quick Books still in progress.

Bill presented maintenance report:

- Reported three more gallons of paint found in dumpster.
- Roofing report, estimates for building 6 (\$19,250) and 14 (\$12,650) complete.
- Described roofline siding problems and how it relates to new roofing issues.
- Reported on Monroe County Board of Health requirement of closure or upgrade to filtration and plumbing issues with the children's pool.
- Reported on foreclosed unit maintenance by representative realtor.
- Reported on general maintenance progress on unit 48 and 66 corrections and the status of KKP's seasonal winter maintenance.
- Guest concerns voiced regarding maintenance responsibilities with KKP, and solutions or options to resolving stated issues.

John presented website report.

- The IT committee met on the previous night regarding improving interactivity of website with auto response procedure to user requests.
- Contact information picture posting capability completed and working. Members can now include pictures in their contact information.
- Contact e-mails are being received and so far John and Blake are responding.

John reported on new business:

- Current legal matters discussed.
- Ralph Zuzolo leaving board and appreciation.

LWA 2015 Budget meeting discussion.

- 2105 budget plan.
- Budget revision and changes.
- Budget numbers.
- Final budget will approved at December meeting and made available to public in January 2015.

John adjourned the meeting.