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LaSalles Woods Association of Owners Inc.
Scheduled Board of Directors Budget meeting 4/12
April 16, 2015
LSW Offices

PRESENT: President John Bernstein, Vice President Michelle Hardman, board member Blake Pell, property manager Bill Richardson, Secretary/Treasurer Jay Kohlmeier, guests Larry Hardman, James and Shari Penticuff, Todd and Laura Butterworth and Susan Berwick.

The meeting was called to order at 7:04 PM.

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

Jay presented treasurers report.

- Reviewed financial reports, check register, and receivable aging report.
- Budget Performance report now reflects current month actual figures in addition to the year to date figures.
- Waste removal budget adjustment to \$825/month starts in May.
- Miscellaneous income line item discussed.
- Unit 60 changes discussed.
- Bank accounts: General fund is \$86,404.92; Reserve savings fund is \$127,926.79.

Bill Richardson presented Property Managers Report

- Updated and discussed vent cleaning/repair program.
- Reported on squirrel issues as related to unit repairs. Discussed birdfeeder related issues.
- Discussed pool maintenance updates:
 - power washed pool maintenance building
 - installation of bathroom automatically timed faucet and guest rinse shower fixtures.
- New siding on unit 72
- Removed some trees from in front of buildings 10 and 11
- Completed drywall repairs from previous leaks on units 16 and 61.
- Sales inspection repairs on units 38, 96, 55 and 70.
- Presented final siding and roofing cost estimates for buildings 14, 6 and 5.
- Discussed "NO PARKING" signage.
- John's request for traffic yield sign caution striping for all of LaSalles roadways.

John discussed installation of public grill, picnic table with concrete pad in the fire pit common area. Michele to create a weatherproof reservation log to be placed in the shelter.

Committee reports:

- **SIDING:** Bill and Jay discussed siding cost to budget issues. It is recommended that due to current unplanned general siding repairs and increased roofing related siding cost estimates for buildings 14 and 6 the planned building 5 roofing project will have to be rescheduled for 2016. Discussed capital plan outlook for roofing and option of reserve fund transfer to include building 5 roofing project in 2015. Guest Shari Penticuff made new siding treatment suggestion. Cost estimates to be considered for current new siding installation and for the 2016 budget plan. Guest Larry Hardman mentioned combining two buildings for roofing bid estimates. Independent roofing bid recommended for building 5. Michele to facilitate bidding process.
- **PEST CONTROL:** Michele put a free ad in local paper giving away feral cats. Michele contacted DNR regarding other pest and critter issues. Bird feeder pest related problems discussed.
- **WEB SITE MAINTENANCE REPORTS:** Response time discussed and determined we need to improve personal response time to web requests. Ideas to streamline response procedure discussed. Discussed unit owner/ association maintenance and contractor responsibilities. Guest Susan Berwick mentioned guttering request.
- **ASSOCIATION INCOME:** Blake reported on recommendations based on actual cost to budget figures for dues increases.
- **POOL STATUS:** Bill reported Aqua Pro leak test and repair scheduled but not completed. Childs pool cover being made.
- **HAZARDOUS MATERIAL:** Ken not present, Blake reported on web site suggestions listed for hazardous material and bulk item disposal locations.
- **LEGAL:** John discussed delinquent accounts.
- **WEBSITE:** Blake had no items to report.

Annual meeting briefly discussed.

Guest Susan Berwick presented proposal request.

Meeting adjourned.