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LaSalles Woods Association of Owners Inc.
Scheduled Board of Directors Meeting
11/12/2015
LSW Offices

PRESENT: President John Bernstein, Vice President Michele Hardman, Treasurer Jay Kohlmeier, board member Blake Bell, property manager Bill Richardson and Secretary Pamela Harris.

The meeting was called to order at 6:30 PM.

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

Group discussion re: Troy Levy who is interested in joining LaSalle's Woods Board. John agrees to interview Troy in near future.

Discussion re: Reallocating Bonnie's responsibilities in future of which Michele Hardman has expressed interest. Concern re: conflict of interest on being a board member and having check-writing privileges. Therefore, Michele is encouraged to maintain board membership until her term has ended.

Jay presented treasurers report.

- Reviewed Operating Budget for 2016 and noted changes: Adjustments will be on-going to positively impact budget in 2016.
- Aging report: nothing to discuss.
- Bank accounts: General fund is \$41,430.00; Reserve savings fund is \$98,070.74
- We are currently over budgeted in expenses by ~\$40,000
- CPA audit did not occur due to Network issues.
 - Blake agrees to work on this

John moved to approve the Treasurer's report, Michele seconded.

Bill Richardson presented Property Managers Report

- Bill agrees to contact Realtor and Bank re: Unit 56 (for sale w/Qtr. Fee of \$653/80 and PSA of \$140.00 due).
- Fire pit usage: Group discussion that homeowners will continue to monitor usage ensuring that pit is available to all homeowners equally and fairly. Large groups are generally discouraged and Parking along roadway is prohibited and subject to towing. Loud noise and excessive crowds may require further action.
- KK & P will begin winter inspections on units without full-time occupation beginning later part of December 2015.
- Irrigation winterization on schedule for 11/14/15 by Nature's Way. KK & P back for winter inspection of Units. Inspections will be based upon units without full-time residency and will begin late December 2015.
- Current village maintenance work progress report, and a list of jobs completed and those scheduled in near future.
- Continue to wait for bids to come in re: siding replacement.
- Copy of the report provided by Kevin B. Potter, P.E. of Structural Engineering re: 8 Unit inspections on the low side of Bldg. 13.
 - Plan is to write a letter of intent to these homeowners describing actions taking place to rectify mold issue per Potter's recommendations.
- New Issues:
 - Mike, Owner of unit 65 has lost his tabby cat. If found, please contact him.
 - Property disturbance: "No Parking" signs removed from their holes
 - Split-rail fence posts and rail found in swimming pool area thought to be from Units 34-38 on 11/4/15.
 - Pine limbs and gutter section stacked in drain along road.
 - Bullet casings found in mailbox
- Michele and Larry offer to use secrete to replace posts holding "No Parking" signs along road.
- Security and Monroe Sherriff's Department notified of found bullet casings.*
- Blake looking into security camera installation near office/mailbox.

Budget 2016:

Group discussion re: cost-cutting ideas.

Possibility of e-mailing quarterly HOA fee statements instead of mailing.

Adjusting trash pick-up times/wk. i.e. Decrease to once/wk. certain months of the year.

Future quarterly HOA fee adjustments:

*Justification: Upcoming expenses such as siding replacement/repair, pool repairs/replacement, roads, signage. Complex age will require significant repair/upgrade in near future

*Fees have not increased for 6yrs.

*Group discussion re: what % of increase is necessary to meet the future demand? How and when to notify homeowners?

****Final decision pending:** Suggestion was made that residents be sent a letter by end of 2015 notifying them of and providing facts that support an increase; to make increase effective June 2016 so that homeowners have the opportunity to voice their opinions @ annual meeting April 2016. Also that increase be carefully calculated to accurately reflect upcoming long-term capital projects and to avoid additional increases in near future.

Next meeting scheduled for Sunday 12/13/15 @ 6:00p.m.

Meeting adjourned 8:59p.m.