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LaSalle's Woods Association of Owners Inc.
Scheduled Board of Directors Meeting
6/9/2016
LSW Offices

PRESENT: President John Bernstein, board members Blake Bell, Troy Levy, Lonni Dishong, Larry Hardman, property manager Bill Richardson and Secretary Pamela Harris.

Absent: Treasurer Jay Kohlmeier,

The meeting was called to order at 6:31 PM.

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

John leads group discussion:

- Mock fence built by KKP presented for consideration behind patio homes Bldg 10 starting with units 75,76,77. Fence is attractive, least expensive to build and is single layer. This type of fence would decrease likelihood of holding moisture and animal invasion. Would also like to consider doing similar around the pool in future.
 - Larry mentions that a certain type of pressure-treated lumber for the fence supports may be optimal and can be obtained @ Blacks Lumber Co. John would like to investigate further on the name of exact product.
 - KKP has submitted a bid for fencing but would like to have another bid to include entire perimeter. May need to break the project down into segments for affordability. Bill to check with lumber co. re: fencing company recommendations. Larry may also know of someone.
 - Lonni suggests approaching Owners for approval on proposed fence style.
- Blake has picked up and disposed of broken glass behind bldg. 3.
- Question about referencing rule book re: signage in the windows: Blake to check.
- Noted that red Jeep previously with two flat tires now has adequate tires and current inspection sticker.
- Another beige car in parking lot belonging to unit 71 in questionable condition: Bill reports that Owner has been notified and plans to correct.
- Bill completed deposition re: Bex vs. LaSalle's 6/9/16 totaling two hours.

- Letters have been sent to indebted Owner's for the 10% HOA due increase that was not added to their ACH payments for last quarter.
- Letters sent to two additional owners re: deteriorated decks.
- June 2016 Performance Budget submitted in Jays' absence for all to review.
 - Financial Review: General Fund: \$29,070.40
 - Reserve Fund: \$98,185.80
 - A vote to accept budget was held till Jay is present to explain.
- Troy reports his intent to be absent August and September. He motions to approve two new Board members: Lonni Dishong and Larry Hardman.
 - Both Lonni and Larry express their desire to join the Board and their qualifications. They are excused while Board discusses and Blake seconds the motion. Lonni and Larry rejoin Board discussion as approved members.
- Pam reports intent to be absent beginning July for unknown period of time. Blake agrees to take Board minutes in her absence.
- Three squirrel traps have been set. Found two nest within buildings. Catching squirrels prior to patching holes underway. Bldgs 1,2,3,4 are complete. Now working on Bldg 5.
- Plan to send letter in future to Owners to avoid feeding squirrels.
- Noted that trees are trimmed annually as needed.
- John reviews several recent maintenance request and timeline: requests are being addressed in order of priority; safety/ security first and within reasonable timeframe.
- It is noted that 4" & 6" cedar siding is no longer available for purchase therefore, the "good" is being recycled when able.
- Street lights out need new fixture to be replaced with LED. KKP to secure a new fixture in near future. Larry suggest that Duke Energy may have grant available to replace all light fixtures with LED.
- Waste management: our current contract w/Republic expires 12/2017. Concern that another company's equipment may tear up the Village. Will need to examine current contract closely to know how much notice is needed to cancel.
- Approval vote to replace computer via email: desk top & monitor ~\$500.00-\$600.00.
- Snake man comes 1X/wk. throughout the Village.
- Capital Improvements: Intent to replace ~\$30,000.00 this year.

Bill updates board on the following but a comprehensive list will be posted on website.

- Bill on vacation 6/14/16.
- Pool opened 6/8/16. Partially painted. Would like to paint the balance in the future. Board to advise when. Confirmed that pool deck cannot be open when permit is not in effect. Salt conversion discussed: expensive to convert, less to maintain & may be looking @ fiberglass in future.
- Natures Way. Contracted a certain # of hours to be spent maintaining property. Exceeded # of hours in 2015.
- Winner Construction Inc. Bid for Units 80 & 81 presented. Holding a vote for approval until Jay can be present to explain financials.
- An accident report filed for 5/19/16 Unit 78.5. Breaker switch found to be turned off. A repair was endorsed on that breaker box prior to the incident.

Next meeting on or about July 13, 2016 @ 6:30p.m.

Meeting adjourned 8:32p.m.