

LaSalle's Woods Association of Owners, Inc.
Board Meeting Minutes
November 16th, 2016
LSW Office

In attendance: President John Bernstein; Board Members Blake Pell, Larry Hardman, Troy Levy, Loni Dishong; Office Assistance Michelle Hardman. Also in attendance was resident, Jack Morrison.

Not in attendance: Jay Kohlmeier and Bill Richardson.

Note: There was no meeting in October 2016.

Meeting called to order at 7pm.

Previous meeting minutes and reviewed. Larry moved to approve. Loni pointed out that discussion regarding landscaping was left out. John moved to amend. Loni agreed.

Jack Morrison introduced himself. He and his wife, Debbie, have lived in Unit #5 for over one year, part-time. They have lived at Eagle Pointe for over 6 years. Has served on homeowners boards before. They live in Mooresville. Board unanimously approved of Jack becoming a member; John explained that Jay Kohlmeier also gave his approval before his surgery.

Future meetings second Wednesday of the month at 7pm. Loni offered to hold meetings at her home occasionally, if members would like.

John led discussion on Bill's maintenance report.

- Blake recommended that Wininger be asked to return and look at problems with squirrel holes in siding that they filled this year. John will ask Bill to talk with Wininger.
- Troy reminded board that we agreed to get 3 bids for any work over \$5,000. Board agreed that another company, in addition to KKP and Wininger, will be approached for a bid on future siding repair and roofing.
- Wells Lawn Service came out and met with Bill. Did they submit a quote? We need to ask Bill. Nature's Way is reporting that they spent 126 hours more than their contract so far in 2016 and say that if we want better weeding that chemical solutions will be needed.
- In some areas, it might be a good idea to lay stone rather than to have it seeded and irrigated. Around building #1 – Nature's Way has submitted a proposal to install irrigation in that area for \$1,462. Troy moved that we opt for rock rather than seed and irrigation and reject Nature's Way's proposal. Loni seconded. All were in favor. We need to seek bids for rock suppliers. Larry knows a company that could provide #2 creek rock stone. Nature's Way could be one bidder. Larry says the rock could cost \$60 per ton; one or two tons might be needed. Delivery and installation are an unknown cost. Industrial landscape covering (filter cloth) would also be needed.
- Troy asked about siding replacement on Building #11. John explained that siding was pulling away from the building, so replacement was needed right away.
- We need more bids for siding replacement. KKP says that labor on #9 for tearing off and replacing siding would be almost \$58,000. KKP is likely offering a very reasonable bid.

- Troy recommends that we reside as we do the roofs. At next meeting, we will likely decide which siding and color we will use moving forward.

Nothing new to report on the Bex vs LW litigation. Attorney fees have been over \$25,000 so far, which have been submitted to HOA insurance policy.

HOA insurance policy is due for renewal in January. John has a quote from McGowan Agency / Cincinnati – current. Premium going up approximately \$1000 per year, which is lower than expected. Also looking at First Insurance Group, who also works with Cincinnati. Gathering other quotes. Frank Eberly also providing a quote. Jack commented that there are only 3 or 4 carriers that want to work with HOA's. With new carrier, there's a risk of being canceled upon the first loss if there's no loss history. Cincinnati has been good to LSW HOA. McGowan has not provided the most timely service, but Michelle commented that First Financial also doesn't quote more than 30 days prior to policy term end. We have enough information to estimate next year's insurance budget.

John led discussion on 2017 Estimated Operating Budget. One project is dryer vent cleaning and redesign. Some need to be shortened and others need to be straightened. Blake will look into an HOA loan to cover siding costs. This would be one option to present to owners. We're currently looking at a \$73,000 deficit for the coming year.

We chose Grimes to do the remainder of the summer for pool maintenance. Which company should we choose? We need to revisit this point.

Should we ask residents to take care of their own landscaping outside their units, with some guidelines, in order to save money on landscaping costs? Siding is the priority. We need to find out how much it would cost to put up cedar and put it on correctly this time.

We might need to meet on the 23rd at 7pm. John checking with Jay to see if he can attend then.

PSA full board meeting took place about 2 months ago at firehouse. Bobby Thompson, current owner, spoke, as well as Doug Thomas at different times. Conflicting versions of reason for delay. Michelle believes closing may happen before end of the year, according to assurances from Doug.

Unit #2 John will look at landscaping that owner did. She's asking for \$400 to be credited to her HOA fees account. Owner's name is Tammy Martin.

Jack suggested that we make sure to provide winter guidelines for part-time owners either in newsletter or via email.

Meeting adjourned at 9:25 pm.

Respectfully submitted,

Loni M. Dishong

December 6th, 2016

