

LaSalle's Woods Association of Owners, Inc.  
Board Meeting Minutes  
December 7<sup>th</sup>, 2016  
LSW Office

In attendance: Board President John Bernstein, Larry Hardman, Troy Levy, Jay Kohlmeier, and Loni Dishong.

Not in attendance: Blake Pell, Jack Morrison, Michelle Hardman, and Bill Richardson.

Also present: Susie Berwick, Unit #9

Meeting called to order at 7:08 pm.

Previous meeting minutes for November: Minutes from November 16<sup>th</sup> will be approved by email by December 14<sup>th</sup>, 2016. John motioned to approve November 23<sup>rd</sup> minutes once the name of the other roofing company is provided by Bill Richardson.

#### 2016 Financial Reports

Jay Kohlmeier explained that annual income is only showing approximately  $\frac{3}{4}$  of the total annual income, because Quickbooks doesn't show the 4<sup>th</sup> quarter payments that were paid in December until January. Once we find out what our actual total income is then we will compare to our total expenditures.

Jay also commented that expenditures are up-to-date.

General fund: \$19,116.62

Reserve: \$98,284.29

We need to cut 2017's expenses by approximately \$10,000 if possible.

Larry reported that he spoke to Mike at Black's Lumber who said that we shouldn't worry about using cedar siding, because the industry will continue into the future.

The board unanimously voted to accept Susie Berwick onto the Board. Larry officially announced his resignation from the board, because he and Michelle have sold their unit. Michelle Hardman will continue to work in the LSW office as bookkeeper.

Those units who are past due will be notified, and a few others will be taken to small claims court. A couple are unrecoverable, so the association will have to take a loss on those.

John moved on to a discussion about ownership of units versus rentals. He would like to propose that only those units that are being rented out by their current owners be allowed to continue as rentals if the owners wish it so. Other current and future owners will not be permitted to have renters in their condos under this amendment to the by-laws. He will draw up a proposal to submit to the board at our next meeting. He'll ask the board's legal counsel, Ferguson Law, to assist with and review the proposal.

John then explained that a "No Parking" sign was removed and stolen from the property. KKP has been asked to replace it and secure it well to avoid future repeat incidents.

The board then discussed the drains near the garages and carports. A few need to have new grates, and others might not have proper drainage. This might be a good time to look into areas that need drainage, especially in the winter when the water freezes. Susie commented that the ice can be bad near her garage.

There will be one last leaf removal by Nature's Way for the season. The gutters have been cleaned out or are in process right now. KKP will do snow removal this winter, but this will be their final season. They're getting out of the snow removal business. We need a new vendor, and John asked the board members present to keep this need in mind. KKP does a great job at this and even does walkways, although they might not be able to do walkways this year. We need to have new bids in June and July.

Winter inspections will be on December 19<sup>th</sup> and 20<sup>th</sup> on part-time units only. These might not include rentals, but John will find out. One reason is to ensure that heating is set to a minimum of 54 degrees Fahrenheit. Each unit has a "winter watchman" installed in the hallway or perhaps the utility room. These will ensure that the unit doesn't get any colder than the temperature it's set to, because it signals a light on the outside of the building if that happens.

Next meeting scheduled for January 11<sup>th</sup>, 2017.

Meeting adjourned at 8:19 pm.

Respectfully submitted,  
Loni M. Dishong  
December 10<sup>th</sup>, 2016