

LaSalle's Woods Association of Owners, Inc.
Board Meeting Minutes
February 15th, 2017
LSW Office

In attendance: Board President John Bernstein, Troy Levy, Jay Kohlmeier, Susie Berwick, Blake Pell, Jack Morrison, and Loni Dishong.

Meeting called to order at 7:04 pm.

Minutes from November 16th approved. November 23rd is approved but still missing the name of the other roofing company. Loni will recheck her email for that information. Minutes from December 7th were also approved.

Duke LED Lighting information was presented by Brad Morrison. One advantage of switching to LED bulbs would be that these are less taxing on our existing (older) wiring. They will also save a lot of money, approximately \$7,000 at installation, and will pay for themselves in about 2 years. His email is bradm@edgesystemsgroup.com. The lower wattage would be a good idea in most locations; more light might be needed in parking lots and along walkways. There have been a few problems with cars being broken into and snakes along walkways.

Bill Richardson's Reports – January and February:

1. Pool contract: Left with Indiana Pools and Spas. Grimes wasn't interested after their interim contract with us. Our pool budget will remain the same for 2017. They will also replace our 5 pool skimmers.
2. Nature's Way will be just under \$39k for the year.
3. Roofing costs 2012 to 2019 were shared and total approximately \$243,000.
4. All lumber suppliers in the area raised their prices in January approximately 30%, so we purchased about \$20,000 worth of siding in early January.
5. Drywall in some attics needs to be replaced or repaired due to damage from cable and digital TV providers. Minimally, holes need to be sealed with fireproof caulking. We'll have to work on these a few at a time.
6. Roofing and siding discussion: We approved the idea of roofing being replaced on Building 5 or Building 9. One will be completed this spring and the other in the fall.
7. KKP will continue encapsulating crawl spaces. The cost is approximately \$2000 each.

The closing fee on units will go up from \$100 to \$150. The Board voted unanimously in favor.

John will talk to our legal counsel about what we can do, if anything, to minimize rental of LaSalle's Woods units.

John provided a couple of examples of residents doing their own alterations to the landscaping or exterior of their units. The by-laws state that permission must be granted by the Board before any work on common areas can be done. We should not reimburse work that has not been pre-approved. If residents are concerned about safety issues, they need to contact Bill or a Board member immediately, so the work can be prioritized.

Troy knows at least one contractor who does snow removal and will ask them for bids.

Jay reported that the general account balance is \$59,524.40 and the reserve account balance is \$98,317.69

March meeting: March 8th at 7pm

Our annual meeting will be April 15th, 1:30 to 3:30 pm, at Talons Restaurant in the Eagle Pointe Clubhouse. We'll announce the event in the spring newsletter, send out an email to all owners, and post on the website.

Meeting adjourned at 9:05 pm

Submitted by Loni Dishong

March 8th, 2017