

LaSalle's Woods Association of Owners, Inc.
Board Meeting Minutes
March 8th, 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 7:00 pm.

All minutes from November and December have been updated, approved and posted to the LaSalle's Woods website. Minutes from February 15th meeting were also approved.

Jay distributed the year-to-date budget figures. We are currently approximately \$22,000 lower in HOA dues than what is due for first quarter (\$61,866.39 versus \$83,286.00). The pool repair of replacing the 5 skimmers cost \$1355.23 rather than the \$2500 we were expecting and was completed by Indiana Pools and Spas, who will now be maintaining the pool for us, rather than Grimes. Net income received minus expense to-date equals \$12,912.06.

The General Account has a balance of \$62,221.63, and the Reserve Account balance is \$98,332.77.

Deck Work: Three condos have owners or potential buyers that would like to have their decks be enlarged.

Building 9: The roof-to-roof siding on the building has been assessed. We might power wash the north side and replace siding on the south side. The roof will be replaced this spring weather permitting.

Tennis courts will be power washed by KKP. They will also put a hydrant on the corner where the tennis court is located and not far from the fire pit.

Nature's Way will be working on the flower beds soon. They picked up twigs and branches after recent storms, and have been blowing away remaining dead leaves from last fall. Loni revisited the question as to why they do all the mulching in March before heavy rains, rather than in April. Could mulching in April save money? John will ask Nature's Way.

Jack suggested Mother Nature Landscaping for snow removal.

Building #1: For the area in front of the building, rocks will be brought in, because there are lot of snakes; some copperheads have been removed this past year. We agreed that we would put a warning in the next newsletter to look out for them.

Building #11: Grass seed will be used in front of the building to replace the mulch that is currently there.

Troy spoke with his snow removal contact, Brent Thomas of Thomas Excavating, and asked him to reach out to Bill. He's not sure if this happened.

John had no updates about limiting the rental of units in LW. Water's Edge has 90 day + rentals only. John is still gathering information.

Brad from Duke said some rebates from LED lighting aren't available anymore, which would make the endeavor more expensive than expected. Bug lights alone would be almost \$1000 total. Garage lights would cost \$1500 total. We should wait for the costs to go down for these particular bulbs and replace one-by-one as needed.

Street lights, pool lights, and building lights in parking areas are 30 and 50 watts and will cost \$7000 to replace now (bulbs and labor before rebates) for a total cost of approximately \$4500. Rebates expire in April, so the time to replace is now; savings would make up for the cost in a few years and afterwards there would be \$1500 to \$2500 per year in savings. We would have more light with less power. All voted unanimously in favor of replacing these bulbs now.

It was decided that there's no reason to replace the bulbs on tennis courts to LED because they aren't used much and only have to be replaced once every 4 years or so. Suzie asked why we use yellow lights, and John explained that they don't attract insects as much as brighter bulbs.

Building #10: The fences that go around the building are the purview of HOA. The dividers between the patios are the responsibility of those owners. The project to replace the fencing and the dividers is ongoing. Unit #72 did their own divider and yard through another contractor, with permission from the HOA, and we told them they would be reimbursed. The fencing project will be finished after roofs, which are the priority.

The LaSalle's Woods By-Laws are on the website. More Owner's Manuals need to be printed; after we add that no hot tubs are allowed in LW. The By-Laws and Owner's Manual should be made available via the website, too. Troy requested a copy of the Owner's Manual in print.

Suzie asked about modifying the tennis court slightly for Pickle Ball. She offered to pay for the modification and is bringing info to the next meeting. Suzie will ask EP about the one on Front 9 and how much it cost, but she believes it would be a low-cost endeavor. All members were in favor of considering this modification.

The Annual Meeting is on April 15th. John wants to streamline the agenda so it doesn't last as long as last time. We should all attend. PSA meeting begins at 9am at Eagle Nest and will run till noon. We don't know room in Talons yet, but we will announce all the details in the next newsletter. People will get mail and email invite. At the meeting, we will provide dates for winter inspection, fireplace cleaning, water heater pans, etc. and get people to sign up as needed. They will also receive a financial report, and Jay will go over it. Bill will talk about maintenance. We will also ask residents not to throw scraps of food out behind their buildings, because this attracts raccoons. We need to have directories updated and printed for the meeting; Michelle and Blake are working on that.

Next Board is meeting Wed April 12th 7pm

Meeting adjourned at 8:11 pm.

Submitted by Loni Dishong

April 12th, 2017