

LaSalle's Woods Association of Owners, Inc.  
Board Meeting Minutes  
April 12<sup>th</sup>, 2017  
LSW Office

In attendance: Board President John Bernstein, Michele Hardman, Jay Kohlmeier, Susie Berwick, Jack Morrison, and Loni Dishong.

Meeting called to order at 7:00 pm.

Minutes from March 8<sup>th</sup> were approved; Loni will email them to Blake, who isn't present tonight.

Troy has resigned from the Board.

The LSW Annual Meeting will not take place this Saturday, April 15<sup>th</sup>, because we did not get the proxies out in time. It has been rescheduled for the 22<sup>nd</sup> at 1pm, inside the Talons Restaurant (EP clubhouse).

The YTD income is \$162,564.26, and the YTD expected income is \$166,572.

Recent roofing expenses are not included in the expense report yet, but we have enough in the budget for roofing. The parking lot lightbulbs have been replaced, although the paperwork for the rebate hasn't been submitted by John yet.

We are well under budget in Grounds Maintenance, because most of the work is yet to be done. It's still early in the year. Utility costs have risen slightly, but nothing too worrisome. We can expect further water rate increases (around 15%) within the next 6 months.

The net income first quarter is \$75,796.44. General Account is \$87,880.54. Reserve Account is \$98,362.

John suggests that we regularly move funds from general account into the Reserve Account. Perhaps a minimum of \$4000 every June and December, beginning this June. Board supported this idea. Michele will make sure this happens each time.

Maintenance Report:

Building #9 roofing will be finished this spring. Building #5 will be completed this fall.

Two more LED lights on garages have been replaced.

Indiana Pool and Spa has been getting the pool ready.

The attorney said that we have to have 75% of owners agree to remove all rentals from LSW. All are currently 90 days or longer. All those currently renting would be grandfathered in.

The Board voted unanimously to approve of the revised General Rules and Regulations, which will be printed and distributed at the annual meeting.

Building #1: Slope in front of the building; there have been snakes removed from there. Right now there's mulch; Board voted to unanimously to keep mulch in that area. Looks better; more cost effective.

Update regarding Flood Insurance from John: Bynum Fanyo says Buildings #3, #4 and #5 are in flood zones. FEMA put these buildings in the flood plane, which was established by the army corps of engineers. FEMA changed us to flood zone arbitrarily in 2010. The Board voted not to pay the \$3600 to Bynum Fanyo to remove these buildings from the FEMA zoning report. These approximately 30 owners will need to work with lenders who do not require flood insurance.

Deck expansions have taken place for #45 and #46 in the past. There are new owners in #47 who wish to expand their deck, and owner of #46 is expressing concerns. Will table this till next meeting; John needs to consult with attorney on this matter.

Conversion of the tennis court to allow for Pickleball will be discussed further next time.

Meeting adjourned at 8:40 pm.

Respectfully submitted,

Loni Dishong

5.11.2017