

LaSalle's Woods Association of Owners, Inc.
Board Meeting Minutes
May 11th, 2017
LSW Office

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

Meeting called to order at 7:07 pm.

Minutes from April 12th were reviewed and slightly edited. Loni emailed the revised version to John, Susie and Jack. John will forward to Blake, once he's reviewed them again.

John reported that there is currently \$78,708.40 in checking and \$98,388.00 in reserve account.

Rebate for LED bulbs that we purchased from Duke received in the amount of \$2,224. Already seeing a savings of approximately \$190/mo.

Loni suggested that we contact the Bloomington Chamber of Commerce to see if they know of someone local who does training or offers consultation services on QuickBooks. There's a bug that we haven't been able to work out.

Building #9 roofing completed by Wininger. KKP has inspected to make sure work was done well. Building #5 is scheduled for late September or early October.

Nature's Way will put mulch down in front of Building #1 within the next month. The schedule of Nature's Way services needs to be revisited.

Recently, stakes in railroad ties were pounded down in order to prevent injuries.

Our pool is in good shape. We're not losing water anymore, so the skimmer repair has worked well.

Several trees on the property have been removed and the stumps ground up, including two beside the pool. These include ashes and pines, which were all dying.

Building #10 has fences along the golf course that are in need of repair. John proposes that one fence per year be repaired. Unit #76 is the next to be repaired. The cost will be \$2200, and John is asking that this work be completed this spring. There is money in the budget and wood in stock for the repair. The fences are wobbly and unsightly and they are the responsibility of the HOA. These are not the ones that divide the units from the course or the units. The Board voted unanimously to do this repair work.

Two quotes have been gathered for converting the tennis court for Pickleball. One quote was for \$650, and the company was Indianapolis-based. Another quote was received from Bloomington Seal Coating and Paving in the amount of \$450, but the person was unreliable and isn't familiar with how to layout out a Pickleball court. Harbour Pointe might also want to put in a Pickleball court, so John and Susie are going to find out if it might be possible to get a group discount. Jack has spoken with different parks and rec offices, and those contacts have not been familiar with Pickleball. He's concerned that this sport might be a fad and that the funds might go to waste, when we have other budget priorities right now. He also suggested that the court might have to be resurfaced in the future, if Pickleball were no longer

popular, which would incur additional costs to the HOA. John stated that he and Susie would continue to collect information and report at a future meeting.

John revisited the topic of Flood Insurance for Buildings #3, #4, #5, and possibly #6. Mortgage lenders seem to be requiring it for those units, and the coverage is costing each owner approximately \$900 per year, a cost which could make occupying those units prohibitive. Jack explained that these lenders are larger and not local; the decision to require flood coverage can often be automatic without much scrutiny. If any flood maps in the past show these units in a flood zone, this coverage might be required. It depends on the lender, the source they consult, and whether or not they decide to require it. Even if we pay FEMA to do another study of the area (Letter of Map Amendment (LOMA), lenders could continue to require the coverage, based on the information they have access to. John suggests that he speak with Bynum Fanyo, FEMA, and possibly a couple of banks to see what our options are.

We revisited the topic of long-term rentals in LaSalle's Woods. The Board voted 4 to 1 to allow John to write a proposal to all owners that would involve discontinuing the rental of all units by owners, except those 7 or 8 units that are currently rentals. Once those units are sold, they also cannot be rentals.

Minutes from Annual Meeting will be added to agenda for our next HOA Board meeting in June, so that Board can see if we need to add or change anything. They'll be approved at next Annual Meeting. Those who attended the meeting agreed that it went well and was attended mostly by new owners.

Loni requested that we look into having the lights inside the pool operational again for safety reasons. John will ask Bill and report at next meeting.

John is proposing Thursday, June 15th for our next meeting.

Meeting was adjourned at 7:26 pm

Respectfully submitted,

Loni M. Dishong

