

LaSalle's Woods Association of Owners, Inc.  
Board Meeting Minutes  
July 13th, 2017  
LSW Office

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

Meeting called to order at 7:05 pm.

Minutes from June approved, but software vote needs to happen again, because it wasn't remembered/recorded in the minutes.

Copperhead snakes near Building one need to be disposed of properly. One resident told (contractor in charge of removing snakes) not to remove them. The Board will take steps to address this behavior from this resident.

Underside of decks are not intended for storage. Items such as kayaks, canoes, and bikes can be stored in garages and carports. Letters were distributed to residents who need to move items and trash from unauthorized areas. The entire village needs to follow the current By-Laws pertaining to what types of items and vehicles can be stored on the premises. Allowed items and a resident's personal vehicle should fit securely within the carport or garage space.

Michelle and Jay will be attending QuickBooks class soon.

Bynum Fanyo was supposed to do the flood plain report one week ago. They have been paid their fees. John following up with them this week.

Board looked at current P&L. Aside from a couple of categorization issues on the budget, which Jay will fix, everything is up-to-date and calculated. We're under budget for the year, but a bit over budget for this point in the year. General account balance is \$89,743.60. Reserve account holds \$98,459.99.

Unit #23 ran a pipe through the crawl space and out the back side of the building to alleviate the accumulation of rain water.

The water pump in the pool has been fixed.

Bill Richardson looking at possible snow removal services for this winter. Jack recommends Mother Nature Landscaping.

Board voted unanimously to put up a No Smoking sign at the pool in light of the recent fire at the pool. Smoking will not be prohibited anywhere inside the pool moving forward.

Blake will update the version of the By-Laws on the website. The complete version is currently not on the site.

It's time to move \$4,000 from General Account to Reserve Account. Jay and Michelle will take care of this.

When residents hire contractors to do work on their condos, those contractors need to present proof of Liability Insurance and sign a Hold Harmless agreement with LaSalle's HOA. Ferguson Law is drafting a Hold Harmless agreement for us now. We also need verbiage on our website stating that residents are responsible for ensuring and show proof to the HOA that the contractors they hire are properly licensed and insured. We should also never recommend specific contractors to residents in writing or otherwise.

The mulch in front of Building #1 still need to be put down. Maybe Nature's Way? John will talk with Bill.

Unit #107 deck: Board voted unanimously not to allow the expansion of the upper deck. John will speak with the owner.

Loni requested that her email be removed from the Maintenance Requests. All approved. Also, she will be out of the country for the next Board meeting, which will be on Thursday, August 10<sup>th</sup>.

Meeting adjourned 8:30 pm.

Respectfully submitted

Loni Dishong