

**LaSalle's Woods Association of Owners, Inc.**

*Board of Directors Meeting*

*April 11, 2007*

**MINUTES**

Present: President Ralph Zuzolo, Secretary Larry Taylor, Treasurer Chris Arnold  
Property Manager Bill Richardson. Guest Mary Miller (Board Candidate)

The minutes of the March meeting were read by the Secretary and approved on a motion by Mr. Arnold and second by Mr. Zuzolo.

The secretary briefed the board members present on the status of the three on-going legal matters: Building #13 Deck Reimbursable; Status of Lawsuit #66, and Sheriff's Sale of Unit #43.

Treasurer Arnold presented the financial reports for the association and reported \$49,901 in the General Fund with quarterly dues statements having been mailed on 3/31. The Reserve Account has \$50,601.37 as of 3/31/07.

The board discussed the on-going problem with a few homeowners who are consistently delinquent in making payments of quarterly fees. After a discussion of the by-laws which allow for sufficient penalties, requirement of the balance of the year if the association is forced into legal action to collect delinquent fees, and attachment of rental income if applicable and a lien on the property if the delinquency continues. It was decided that if the association is forced to take legal action against a homeowner three times, they will exercise the right to collect the balance of the year in advance with a 25% penalty on the past due amount and interest on the balance until paid.

One current homeowner has been sued in small claims numerous times and the secretary was told to draft a letter advising of the future exercising of these options beginning in May if the first quarter payment has not been received. A watch will be put on a second unit that has been delinquent in the past.

The secretary was also requested to write the owner of a unit who installed a satellite dish on common property without getting permission from the board. (The board is in negotiation with DISH Network to get a cost estimate on placing one dish per building that all homeowners can access by payment of monthly fees). A homeowner can place a satellite dish on their deck but for aesthetic reasons it is hoped that they will delay until a decision can be made. Also PSA is negotiating to obtain HDTV signals and increased channels with Pegasus and expect to have a report to the villages by May.

The property manager gave his report on the pool work with all pain removed and patching done. Two coats of blue paint will then be applied and it is hoped that the pool will begin to be filled before the middle of May for a planned Memorial Day official

opening. Trees are being purchased to fill in where a large tree fell this winter behind units #43-47. Building #9 (Units 66-71) fireplaces are being replaced with buildings #14,3, and 11, also scheduled following the completing of #9.

The board discussed the Annual Meeting scheduled for Saturday, April 14, at 2:00 p.m. in the Pointe Clubhouse and will prepare the following materials for the meeting:

- Minutes of 2005 Annual Meeting
- New telephone directory of the village,
- LSW Rules and Regulations
- Report on work completed since last annual meeting
- Statement on planned activities
- Report on legal issues

The Secretary was also asked to write the owner of #66 spelling out details on the planned rebuild of the fireplaces in that building and to gain access since the unit is not occupied at present by the owner and to determine the finish that should be installed in the interior if not the standard finish.

Finally, Mary Miller asked about adding to her deck to wrap it around under a dining room window and install a sliding glass door. On a motion by Taylor and second by Zuzolo, the request was approved if the structural integrity is maintained, the addition does not block the view of neighbors, and it meets safety codes.

There being no further business, the meeting was adjourned at 8:25 p.m.

***The next regular board meeting is scheduled for Wednesday, May 9<sup>th</sup>, at the LSW Offices at 7:00 p.m.***