

LaSalle's Woods Association of Owners, Inc

Board of Directors Meeting

April 8, 2009

M I N U T E S

(DRAFT)

The meeting was called to order by President Larry Taylor at 7:00 p.m. in the LSW Offices. Present were VP Ralph Zuzolo, Treasurer Chris Arnold, Members Bob Hamilton and Susan Slaven. Property Manager Bill Richardson.

As there were two homeowners (Laura Hegel and Rick Charles #98) present with questions about a deck modification, the meeting began with their presentation of drawings and proposal. The board agreed to visit the site at a mutually convenient time and stake out the expansion and check for any possible interference with views to adjoining residents. The owners were told that they would have to have signed approval from the owners of #97 and #99 for any modification.

Also present were representatives of DirectTV that has been wiring the buildings for optional satellite installations. Nathan introduced Michael who is a new installer with ten years of experience who should help them complete wiring and meet new requests for service much quicker. Ten residents have opted for DirectTV service and an additional ten have requested installation.

The minutes of the March 11th meeting were approved on a motion by Zuzolo and second by Hamilton.

Chris Arnold went over financial reports to date and stated that the operating account has a total of \$65,723.39 available after all bills presented have been paid and there is approximately \$33,500 in the reserve account plus accumulated interest since the last quarter.

In legal matters the claim and counterclaim with the owner of #66 have been dismissed following an agreement reached and the association prevailed with a directed verdict by Judge Michael Hoff over a claim by Pekin Insurance for reimbursement of insurance payments to the owner. The unit has an accepted offer and the sale is scheduled to close on Friday, May 17th at 10:00 a.m. in the offices of Attorney Mike Carmin.

In the next meeting with counsel, the president was asked to inquire what kind of background checks on buyers/renters would be appropriate and legal including criminal, credit etc.

Bob Hamilton offered to research which bank owned unit #104 and to get their address so that billings can be forwarded. This unit was the scene of a homicide in December 2007 and a bank recently foreclosed on it but to date has not paid past or current homeowner fees.

Property Manager Bill Richardson gave his monthly report:

- All aluminum wiring has been reworked in the 40 units.
- Exterior repairs have been done to unit #38 which is for sale following an inspection
- Two exterior divider walls will be replaced in the building containing units 100-107 on a motion by Arnold and second by Taylor. Passed unanimously
- Unit #79 has requested an additional handrail leading to the garage area and this was approved on a motion by Hamilton, and second by Zuzolo. Unanimous.
- Unit #70 is for sale but needs inspection of possible crawl space work. Approved on a motion by Arnold and second by Taylor. Unanimous
- Steps from the garage units #60-65 are reported to be substandard and need new railroad ties and blacktop treatment. Approved on a motion by Taylor and second by Zuzolo.
- New state regulations require that pool drains be modified to prevent small children from being held under by the force of the draining. An estimate of \$2,491.05 has been received from the pool maintenance company and it was approved on a motion by Taylor and second by Zuzolo for installation before the pool opens. Unanimous.

The annual meeting will be held this Saturday, April 11th at Eagle Pointe Clubhouse at 2:00 p.m. and packets will be prepared for attending homeowners.

There being no further business, the meeting was adjourned at 9:00 p.m.

The next scheduled board meeting will be **Wednesday, May 13, 2009 at 7:00 p.m.**