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LaSalle Woods Association of Owners Inc.
Scheduled Board of Directors Budget meeting 5/12
May 7, 2014
LSW Offices

PRESENT: President John Bernstein; Vice President Ralph Zuzolo; Board member Ken Todd; Board member Eric Mungle, Property Manager Bill Richardson, Secretary Jay Kohlmeier.

The meeting was called to order at 7:06 PM.

Previous meeting minutes reviewed and noted that financial reports not available due to treasurer circumstances, to be amended by Jay as acting treasurer. Ralph moved to approve minutes, seconded by Jay.

Jay reported on Annual meeting including attendance, Larry Taylor's involvement presenting the treasurers report, Bill Richardson's property management report, question and answer segment, and with Eric adding a comment on the discussion regarding LWA Group Insurance issue's and concerns. Board to review annual minutes a later date.

John opened discussion including hot water heater drain pan, washer drain pan, braided discharge hose, cost, installation, billing and or collection, Owner/Resident notification process as well as financial responsibility. It was finalized the unit owners would be responsible for the cost of installing the drain pan and hoses. A deadline would be set allowing for the individual owners to complete the task. If the unit owners miss the deadline the association would complete the installation followed by individual billing.

John reported on Chris's condition and status. Related discussion followed regarding consideration of contracting with a CPA to assist with treasurer duties in the interim as well as long term planning in relationship to the Board's fiduciary responsibility. Jay reported on contact with Harris CPA with further due diligence to follow and to be reported at the next board meeting. Bill suggested Jay meet with an owner who has accounting experience to see if she could be of any help. Accounting discussion closed with agreement that the quarterly statements were the top priority and then expedition of the CPA issue.

Bill presented maintenance report:

- John requested updated drain pan and hose costs.
- Insurance requirements regarding the hot water heater pan and braided hoses.
- Winter inspection to be used for verification.

- Discussion followed about how the owners should have the right to choose their own contractor.
- Roofing update and upcoming repairs.
- Security report

John reported on the progress of legal action on delinquent accounts. He noted Ferguson Law had filed for Small Claim Court cases on behalf of LWA, which are pending.

John opened discussion about improper use of Common Areas for Bldg # 4 with firewood and personal gas and charcoal grills. It was agreed that with proper notification the board would take steps to remove these items. John will draft a letter detailing the association's rules and the board's position, which will be sent to all owners in building 4 prior to removal.

John adjourned the meeting.