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LaSalles Woods Association of Owners Inc.  
Scheduled Board of Directors Budget meeting 6/12  
June 12, 2014  
LSW Offices

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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, Ralph moved to approve minutes, seconded by Ken.

Jay presented treasurer report noting financial reports with a general account balance of \$ 35,624.84 and the reserve account balance of \$127,713.19. Eric suggested the ground maintenance contract with Nature's Way coming due this year the board looking into getting several competitive bids, including the golf course maintenance crew and the possibility of collaborating with Waters Edge for ground maintenance. Jay passed around a letter of engagement from Harris CPA and reported on status of discussions with Harris CPA regarding accounting assistance. Board will move forward on an initial review by Harris and then a quarterly review.

Bill presented maintenance report:

- Roofing repair and replacement status
- Unit 31 requesting extension of their deck and requesting approval with adjacent units 29 and 33
- Inspection report showing units requiring hot water pans, braided washer hoses and cost per item per unit. John noted he spoke with insurance company and they do not require a washer drain pan.
- Chimney inspection notice will be included with upcoming quarterly billing.

John reported on new business:

- Feral cat population creating a nuisance, control options. Bill noted a unit owner feeding the cats, John to speak with owner to cease this practice. Possibility of trapping and relocating the cats.
- Ongoing pool leak and developing a plan to identify and correct the leak. Eric has previous experience with pools offered to take a look and help identify problem.
- Discussion regarding adding a public grill to the fire pit area. John to consult with insurance company to verify coverage.
- Discussion regarding moving forward with creating a LWA website and assessing the costs and format. Unit owner Blake Pell has offered his

professional assistance with this project. Jay to follow up and invite Blake to next board meeting.

John adjourned the meeting.