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LaSalles Woods Association of Owners Inc.
Scheduled Board of Directors Budget meeting 7/12
July 10, 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, guest Blake Pell, guest Nancy Armstrong.

The meeting was called to order at 7:00 PM.

Mary Armstrong, owner unit 31 presented verbal as well as written evidence from neighboring units 33 and 29 granting their approval of her request for deck extension for her unit. The board voted to approve the deck extension with all in favor.

Previous meeting minutes reviewed, Ralph moved to approve minutes, seconded by Jay.

Unit owner Blake Pell reported progress on the LWA website. A primary objective of his presentation was to determine content and discuss overall architecture with the board. Discussion centered on making the website interactive for members with information features such as association By-Laws, membership rules, financial reports, board meeting minutes, maintenance/complaint request, real estate news, vendor information and current events. Administrative ease of use for data retrieval such as e-mails and other information was also discussed. Blake reviewed the current test site he had already constructed, describing the subsequent steps to a live launch starting with the purchase of a domain name with Go Daddy \$20, and hosting with Microsoft around \$12/month.

Jay presented treasurer report noting financial reports with a general account balance of \$ 55,306.87 and the reserve account balance of \$127,692.20.

Jay moved to approve the treasurer's report Ralph seconded.

Bill presented maintenance report:

- Update on pool leak repair, which had been located around one of the skimmers and was fixed by sealing and caulking.
- Siding replacement update; complete building 1, and start on building 10. An additional \$14,000 in siding materials and labor will be needed to complete siding repairs. As a side note the siding and roofing repair accounts/estimates go hand in hand due to the construction logistics.

- Roofing repair and replacement status, building 1 cost was \$25,705. Building 10 cost is \$25,274 with an additional \$2,080 owed to unit 72 for owner sponsored expenditure from 2013. Annual roofing inspection determined roofing repair/replacement schedule for 2015 on building 6 and 14.
- Owners of Unit 44 have been notified about internal water damage from a ruptured water line during the winter that is their responsibility. Until the owner has resolved insurance claim, LWA will perform minimal repairs to maintain structural integrity at the owners expense in the amount of approximately \$4,500.
- Review of a letter from unit 80.5 regarding crawl space moisture and damage to their flooring. LWA has already performed repairs and water flow mitigation to the crawl space. Bill to meet with insurance adjuster to address the problem.

John reported on new business:

- John contacted McGowan regarding public grill. They have requested photos of the area to be installed for consideration, but indicated approval. Further discussion involved the commitment to renovate the fire pit area complete with a solid surface around the grill and a picnic table. Jay to review budget requirements.
- John reported on current status of Small Claims cases with delinquent owners.
- John opened a financial/budget discussion regarding the current and future funding and implementation of siding repair and replacement. Due to the nature of the extensive cost the board must begin and continue discussions on how to fund these expenses. Ideas tabled included increase in membership dues, and special assessment. Alternative material replacement discussed for all or parts of the buildings. It was agreed upon the budget would operate as the basis for cost estimates.
- John reported on the possibility of putting up members only, and rules sign for the fire pit area.
- John reported on a meeting with a unit owner regarding complaints about the contents of the minutes. Other topics regarding their membership and board concerns were also discussed.
- John asked Jay to report his findings on a problem with their dryer vent line clogging in regards to village safety.

A motion to add Blake Pell to the board by Ralph was seconded by John with all in favor.

John adjourned the meeting.