

LaSalles Woods Association of Owners Inc.
Scheduled Board of Directors Meeting
February 12, 2015
LSW Offices

PRESENT: President John Bernstein, Vice President Michele Hardman, board member Ken Todd, board member Blake Pell, Property Manager Bill Richardson

GUESTS: Resident Larry Hardman, Resident James and Sherri Penticuff, Jake and Bill Matthews from B&D Waste Removal.

ABSENT: Secretary Jay Kohlmeier

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

Previous minutes were reviewed. Ken moved for approval, Michele seconded, all in favor.

B&D Waste Removal put in a bid of \$852 a month for waste removal. The service would come on Monday and Friday's. Board member Todd requested options for possible recycling in LaSalle's Woods. The issue of paint/hazardous material disposal was discussed.

John presented the treasurers report documents that were provided by Jay. The general account balance as of 01/31 was \$82,786.05. The reserve account balance for 01/31 was \$127,884.74.

Bill Richardson presented the property managers report:

- Unit 107 reported water damage from a frozen pipe that occurred due to air entering inside the bulk head in the kitchen.
- Unit 58 reported that their water was not working. KKP opened water line at outside meter and also insulated the meter.
- Building 1, 2, 5, 6 and 11 have had their meters insulated.
- Unit 26 had siding on chase repaired.
- Unit 58 had a frozen water line cleared.
- Unit 16 had a roof leak repaired (ceiling patch planned). When weather permits portions of siding will be replaced.
- Unit 9 repaired two small cracks and checked the bedroom floor.
- Unit 27 Insulated to stop cigarette smoke from entering unit from outside.
- Unit 84.5 had a dryer vent fire on 1/18. The sprinter system kicked in and helped mitigate fire damage while causing water damage.
- Units 22, 66 and 71 were tested for Radon and all came back in acceptable limits.
- Buildings 10, 11, 13, 14 have had their dryer vents cleaned, maintenance will continue on the rest of the buildings until finished.

Bill reported on the following the following bids for pool maintenance:

- Commercial Liner Replacement - \$36,970.50
- Liner replacement for Baby Pool - \$11,123.25
- Convert Baby Pool for use in 2015 - \$4,667.15

After discussion on the cost (\$15,790) to bring the baby pool up to code the board has decided to not open it *this year*.

Bill asked for a motion to appropriate the funds to fix the stairs going to unit 42 & 66. John motioned, Ken seconded, all in favor.

There have been a few complaints about cats on and around the property. Michele reported that she is working with a resident that is live trapping kittens/cats and paying out of her own pocket to have them spay/neutered. She is then looking for safe homes for them. The board felt this was a reasonable approach to start with and will monitor its progress.

John briefly discussed that the board is looking for a new secretary.

Meeting adjourned at 9:27 PM.