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LaSalle's Woods Association of Owners Inc.
Scheduled Board of Directors Meeting
12/13/2015
LSW Offices

PRESENT: President John Bernstein, Vice President Michele Hardman, Treasurer Jay Kohlmeier, board member Blake Bell, property manager Bill Richardson and Secretary Pamela Harris.

The meeting was called to order at 6:03 PM.

Previous meeting minutes reviewed, Michele moved to approve minutes, seconded by Jay, all in favor.

John leads Group discussion re:

- Possible new board member Troy Levy is pending.
- Michele has officially replaced Bonnie as Book Keeper beginning 12/1/15. Michele will remain a board member through end of 12/2015.
- Security camera: it is suggested that at least one trail cam be purchased and installed in lieu of recent acts of vandalism within LSW Village.
- Sale of the Golf Course: Beginning 1/2016 restaurant and club house will be closed.
- Blake has updated website
- Trial trash pick-up once weekly for December 2015: Bill reports that the majority of bins are $\frac{3}{4}$ full and some are overflowing.
- Board reviewed December Newsletter that will be mailed to all Owners of LSW and made suggestions re: revisions/additions. John and Bill to investigate when last dues increase took place. John and Jay to calculate prior years' expenditures in order to accurately estimate an effective increase.

Bill provides a comprehensive listing of 2015 LaSalle Woods projects and upcoming issues that include but is not limited to the following: final leaf clean-by by Nature's way in December, roof and siding repair to Bldgs 6 & 14, roofing bid for Bldg. 2, dryer vent cleaning in Bldg 3, mold issue in Bldg. 13, hot water heater pans and drains, termite inspections/treatment.

Bill recommends moving forward with roofing bid by Winner Construction Inc. for Bldg. 2 (\$22,515.00) and Board agrees and approval is signed.

Jay presented treasurers report:

- Insurance renewal with McGowan has increased.
- Reviewed Operating Budget for 2016: Adjustments will be on-going to positively impact budget in 2016 as the Board takes responsibility for managing budget according to what needs to be done.

- Aging report: Unit 60 has been transferred.
- Bank accounts: General fund is \$19,913.90; Reserve savings fund is \$98,087.40
- Still awaiting CPA audit
- Check register report: Michele Hardman will provide a report in the future that will add new specific categories instead of having an “other” catch-all category to support future budgeting and board responsibility of knowing the exact expenses incurred.
- Long-term capital projection: will be adjusted once future siding material is chosen.

Jay moved to approve the Treasurer’s report and 2016 Budget; Blake seconded.

Blake offers to record meeting minutes for January and February in Pams’ absence.

Next meeting scheduled for Thursday 1/14/2016 @ 6:30p.m.

Meeting adjourned 8:25p.m.