

LaSalle's Woods Association of Owners, Inc.  
Board Meeting Minutes  
November 23rd, 2016  
LSW Office

In attendance: Board President John Bernstein, Jack Morrison, Larry Hardman, Blake Pell, and Loni Dishong

Not in attendance: Jay Kohlmeier, Troy Levy, Michelle Hardman, and Bill Richardson.

Meeting called to order at 7pm.

Previous meeting minutes could not be approved, because no print-outs were available. Board will need to approve them via email.

John shared insurance premium quote information from Michelle Chitwood at McGowan Insurance from Cincinnati Insurance Co. They've been our provider for 12 years. John recommended that we stay with them. They're willing to cut our premium by \$6,785 per year. \$51,688 would be new annual premium, a substantial savings and we wouldn't have to change agents. Locked in for 3 years at that premium.

Looking at the projected budget for 2017. Total income would be \$330,146 with new insurance premium. Most figures won't change. Changes are as follows:

- Decided to leave chimney sweep arrangement as is.
- Replacing siding with cedar as needed. No transition siding.
- Lawn care – one company didn't return call. Another was more expensive than Nature's Way. Will stay with Nature's Way for now. We could certainly cut back on the amount of mulch put down in the spring. John will look into this.
- Bill and John will talk with Grimes in the near future and try to negotiate a better deal on pool service, because all other bids came in much lower than they did. They're quoting us almost \$10,000 in the coming year.
- With these figures we'll be at a \$17,300 deficit, so we need to look for ways to save money. We could see if the roofing company will do multiple roofs in one season rather than one roof in the spring and another one later in the year.
  - o Buildings 5 and 9 both need to be replaced right now. We could replace both in the fall or sooner if need be. Perhaps Wininger or DVN Construction LLC would give a good deal for replacing both at the same time.

John asked for a vote on the 2017 projected budget. All were in favor. Budget passed.

Larry asked whether we could find out if trash pick-up could happen at 6am or later rather than earlier. He believes they've been here as early as 5:15 am. John said he will ask Republic about this.

Unit #107 needs crawlspace insulation. John led discussion after speaking with Bill. We are recommending to approve owner's request that he be able to insulate the hearth in front of the fireplace at his own cost because cold is coming through.

Meetings moving forward will be 2<sup>nd</sup> Wednesday of the month at 7pm. Next meeting, however, will be on December 7<sup>th</sup>, because Loni will be out of town on the 14<sup>th</sup>.

Meeting adjourned at 8:06 pm.

Respectfully submitted,

Loni M. Dishong

December 6<sup>th</sup>, 2016