

LaSalle's Woods Monthly Board Meeting Minutes

March, 2021

The meeting was called to order on Thursday, March 11, 2021 at 7:00 p.m.

The following persons were in attendance:

Board members: Maryann Williams, Nick Brunk, Lindy Kirby and Kevin Moyer

Property Manager: Matt Carter/Mackie Properties

The February board meeting minutes were reviewed and approved (Kevin Moyer made motion to approve and Nick Bruck seconded the motion).

Owner Inquiries

Dr. Tom McKetney and Karen McKetney (#42) attended the meeting by zoom to discuss the sewage back-up loss to their unit. It was decided that Maryann Williams was to contact Phil Tapp about examining the lift station that services unit 42, a meeting with entity that services the lift gate, further consideration of the installation of a check valve and also a search for plans which accurately depict the lateral, secondary and main lines for the sewage system connecting the condo units to the lift stations.

Raymond and Dana Arvin (Unit 73.5) expressed concern about a mold issue the crawl space of their unit. It was decided that Bloom Environmental will inspect the unit and report back to the board as to its findings.

Mackie Properties

1. The Board and Mackie Properties have been unable to find a roof replacement report. It was agreed that a new roof replacement report be prepared. The roof of Building 13 was to be inspected relative to its present condition and need for replacement. A new roof replacement report to be produced for future reference by the Board/HOA.
2. Review of upcoming landscaping and mowing of the property. Stone's is to provide the mowing service and Able's Nursery will provide the landscaping services. Nature's Way will continue to maintain the sprinkler system. Emphasis to be placed on the 4 landscaping plots near the pool and tennis court. [Maryann Williams indicated that a community clean-up day will be conducted on March 27th and that she will be placing same on the HOA Facebook page.]

3. The new pool furniture has not been received. The installation of the new pool fencing, shade sails and installation of a memorial for Bill Richardson to hopefully be completed in May, prior to Memorial Day weekend. Further discussions needed relative to the skirting around the pool area perimeter. Pool Sharks has been retained to investigate the pool leak and provide a quote to repair same (\$500.00 for the cost of this investigation/estimate of repair). Reviewed pool Covid requirements (signage, cleaning schedule, cleaning supplies, hand sanitizer, etc.)

4. Miscellaneous Property Items:

- a. Building 4 will require 4 sheets of plywood decking to address opening;
- b. Placement of a trash container on the "kayak" deck;
- c. 2019 maintenance requests have been completed;
- d. Tennis court lights functioning;
- e. New coded locks being installed on the office and pool;
- f. Gutter guards to be removed on buildings where the guards are causing interior water problems;
- g. Board electing to hold-off on having all sewer laterals flushed by Roto-Rooter at this time. And
- h. Discussion conducted regarding possible siding replacement material, Hardiboard vs. Diamond Kote.

New Business

5. The Board approved the quote for replacing the pool fencing for \$21,750.00.

Annual Meeting

6. The annual meeting will be conducted on April 24, 2021 at 1:30 p.m. at the Eagle's Nest. Proxies to be mailed by Mackie Properties. The HOA to provide refreshments.

Financials

7. The Board agreed to retain Bauer & Densford to handle the collection of any delinquent assessment accounts. Bauer & Densford to handle the collection on a contingency fee basis.

9. Financials Operating Account \$31,225.32

Reserve Account	\$23,666.03
Savings Account	\$35,272.95

Next Board Meeting April 15, 2021 at 7:00 p.m.