LaSalle’s Woods Monthly Board Meeting Minutes

June, 2021

The meeting was called to order on Thursday, June 24, 2021 at 7:00 p.m.

The following persons were in attendance:

Board members: Maryann Williams, Nick Brunk, Dan LaBrash and Kevin Moyer

Property Manager: Matt Carter/Mackie Properties

Owners: Chris Jacobs, Amy and Doug Beal, Mike Vaught and Tony Lake

**Owner Inquiries**

Chris Jacobs inquired about the HOA’s policy relative to snakes found on the HOA property. After discussion, it was decided by the Board to deal with snakes on a case-by-case basis. If the snake presents a danger to nearby condo owners, i.e. a copperhead or a timber rattlesnake, Mackie Properties will contact David Stowers, or other pest control contractor, about trapping and removing snake.

Mike Vaught and Tony Lake inquired about the following:

1. Building 14 Fire Suppression System – both owners inquired about whether the HOA was going to require that the sprinkler system for the building was being activated or deactivated. The Board advised that upon execution of a resolution to be signed by all seven (7) of the building owners agreeing to the permanent deactivation of the sprinkler system and the filing of the resolution with the Monroe County Recorder, then the pumps and alarms for the system would be removed and sold by the HOA. If any of the seven (7) building owners objects to the deactivation of the system, then the system would be reactivated and maintained as needed.
2. Storage Sheds for Units 99 and 100 – Tony Lake inquired as to the status of building of the ½ storage units for Units 99 and 100, which units were omitted during the rebuild of Building 14. The Board advised that upon approval of the resolution regarding the building’s sprinkler system and removal of the sprinkler pumps and alarms, the storage units would be returned to the unit owners.
3. West Stairs to Building 14 – both owners inquired as to why the Board was not paying for repairs to the west entry stairs to the building as both owners felt the present condition of the stairs warranted repairs. After some discussion wherein the Board advised both owners that, after inspection of the steps by several board members, the Board felt that these repairs were not exigent at this time and that the Board presently lacked discretionary funds to perform this work; however, the Board would consider same in private session. After discussing same in private session, the Board decided to have Mackie Properties obtain a quote(s) for the removal of the existing stairs and replace the stairs with concrete steps as done on the most recent stairway repair projects.

Doug and Amy Beal provided the Board with an update as to the progress being made by the siding committee. Doug Beal indicated that providing the committee with an accurate set of building plans would be beneficial relative to determining the scope and cost of the siding repairs/replacement. The Board was recently provided with a set of plans which may assist the committee, and as such, these plans will be provided to the committee. The siding committee is scheduled to meet on July 7, 2021 at 7:00 a.m. at LW clubhouse. Matt Carter strongly suggested that the HOA board and the siding committee members speak with other villages at the Pointe relative to their respective siding projects. The Board advised Doug and Amy Beal, and committee chairperson Dan LaBrash, that the Board would like to present a siding proposal to the condo owners at next year’s annual meeting in April, 2021. The Board thanked Doug, Amy and Dan for their time, energy and willingness to provide help with this very difficult and complex project facing the LW village.

**Mackie Properties**

1. Matt Carter reviewed several maintenance requests submitted by condo owners.
2. Matt Carter advised that the pool continues to leak at a rate where the pool requires roughly 2 hours of water from the pool hose on a daily basis. Fortunately, the rate of leakage does appear to be stable. The Board decided to simply continue replenishing the pool on a daily basis and then explore how to permanently repair the leak after the pool is closed this fall.
3. Per Maryann Williams, the new fencing for the pool remains scheduled to begin on July 5th and will take 3 to 5 days to complete.
4. Mackie Properties has adjusted its process for paying vendors used by LW so each invoice is now paid directly to the vendor on an individual basis as opposed to a single payment for a group of outstanding invoices, thus making it easier for the Board and owners to review the monies paid by LW.
5. Mackie Properties will be given additional access to Appfolio for the purpose of posting proprietary and/or confidential information for review by LW owners (with the Board’s approval).

**HOA Board Opening**

The Board presently has an opening. If you would be interested in serving on the board for approximately a 3-year term, please contact any board member.

**Financials**

1. Balances

Checking $ 55,141.77

Savings $ 35,281.85

Reserves $ 64,060.78

 $154,484.40

1. Overdue Accounts

0-90 days 4 accounts $ 2,616.35

91+ days 6 accounts $ 9,789.54

 $12,405.89

The Board decided that, on a semi-annual basis, a lien will be placed upon all condo units that have an outstanding balance due the HOA that is in excess of 90 days.

The Board further discussed the recently obtained ability to post confidential and/or proprietary information on Appfolio for the purpose of publication to the condo owners. Nick Brunk is going to post statements for both the savings and reserve accounts, a monthly check register, tax returns and quarterly profit/loss statements (all postings in a redacted form).

**Next Meeting**

Next Board Meeting is scheduled for August 12, 2021 at 7:00 p.m.