LaSalle’s Woods Monthly Board Meeting Minutes

September, 2021

The meeting was called to order on Saturday, September 11, 2021 at 10:00 a.m.

The following persons were in attendance:

Board members: Maryann Williams, Nick Brunk, Kevin Moyer Amy Beal

Property Manager: Matt Carter/Mackie Properties

Owners: Ray Arvin (Unit 87.5)

**August Board Meeting Minutes**

August Board Meeting minutes had been previously reviewed and approved by email, then posted on the HOA website.

**Owner Inquiries**

Ray Arvin inquired about the status of the mold repair that was discovered during his purchase of Unit 87.5 in November, 2020. Matt Carter reviewed his electronic files on this request. Bloom Environmental has previously provided a repair quote for $1985.00 for a clean and seal of the crawl space. Maryann Williams moved to approve repairs based upon the Bloom Environmental quote. Amy Beal seconded the motion. Motion passed 4-0.

**Mackie Properties**

1. Matt Carter reviewed the status of the pool and fencing project.
2. **Pool** – The pool will be closed on September 15, 2021. The sails will be removed, but he pool furniture will not be stored until the end of October.

Somewhat surprisingly, the rate of the pool leak has slowed. Matt will continue with the pool repairs that were discussed at the last Board meeting; however, the diminished rate of pool leak is a favorable development.

The anchoring poles from the sails will require additional support and the means of attaching the sails to the anchoring poles is being reviewed/evaluated.

1. **Gutter Cleaning** – the Board approved the hiring of Lamontagne to clean the gutters on all buildings and garages during the last weeks of October (after the leaves have fallen). The cost is $150.00 per residential building and $50.00 per garage unit.
2. **Chimney Inspection** – the Board approved the hiring of Affordable Chimney to perform the annual of chimney inspection. The cost for the inspection is $60.00 chimney ($6,900.00) and the cost to clean a chimney is $25.00/chimney. The HOA pays for the chimney inspection and the cost to clean is billed and paid by the condo owner.
3. **Building 13 Fire Sprinkler System Repair** – the Board approved the payment of a Koorsen invoice for $1,181.72 to replace a flow switch and alarm bell on the sprinkler system. A discussion was conducted relative to whether this cost should only be paid by the owners of Building 13 or be paid from the HOA operating budget. The Board concluded that the HOA operating budget should pay for these repairs.
4. **Miscellaneous Repairs** – Mackie Properties has approximately $9,000.00 in previously approved funds to complete miscellaneous repairs. The Board approved an additional $10,000.00 toward the completion of these outstanding, miscellaneous repairs. As of the board meeting, Mackie Properties has 45 outstanding maintenance requests from 40 different condo owners. [8 of the maintenance requests concern gutter cleaning which will be completed in October.]
5. **Snow Removal** – As previously disclosed, LaSalle Woods incurred snow removal costs totaling $50,694.56, which is $20,694.56 over the annual budgeted amount of $30,000.00 for snow removal. Expecting that the upcoming winter season may be similar to the past winter season, the Board discussed alternatives to the scope of the snow removal which may lower the cost of this snow removal expense, i.e. not clearing walkways and steps, providing salt and snow shovels to the condo owners (several Eagle Pointe Villages use this method), etc. After discussion, the Board elected to continue to pay for the removal of snow from the roadways, stairs and walkways. Please note that the Board is going to increase the budgeted amount for snow removal for the upcoming fiscal year.

**Siding Committee**

Amy Beal indicated that siding committee, through a number of different methods, has been able to determine the scope of the siding replacement project, i.e. the aggregate square footage of the siding and the lineal feet of guttering/facia that will be replaced. With this number, the siding committee can solicit quotes from various contractors as to the cost to replace the siding on the residential buildings and garages. (Gutters and facia are not yet part of our measurements or calculations given, but will be included in the formal quote down the road.)

Amy has contacted other Eagle Pointe villages (Waters Edge II, Woodridge, Bayview, etc.) and solicited information as to product selection, contractor selection, financing, problems encountered, etc. Amy has also provided information to two (2) contractors, Heilman Exteriors and UHQ, for product recommendations and quotes.

At this time, the committee is soliciting “rough ballpark” quotes based upon the data found from our “to scale” site plans recovered from the storage shed at the Eagle Pointe boat storage lot. By doing so, the contractors will be using the same measurements, thus permitting the committee to compare “apples to apples”. After the committee get a “ballpark” idea as to cost, the committee can further select the type of siding material and the contractor that best meets the village’s needs. The selected contractor would then provide a formal quote based upon the contractor’s own measurements. This quote would include the replacement of gutters and facia.

Upon receipt of an actual formal quote(s), the siding committee will obtain further information regarding financing options. The formal quote(s) and financing terms would then be presented to the condo owners for review and a vote.

The committee should be in a position to present its findings prior to, or at the next annual meeting, in April, 2022, with the expectation that this issue can be placed for a vote by the condo owners.

Special thanks to the siding committee members: Amy Beal, Doug Beal, Jeff Whereat, Dennis Kemp and David Stowers. The siding committee has made significant and material progress on this challenging project.

**HOA Board Openings**

The Board presently has two (2) openings. If you would be interested in serving on the board for approximately a 3-year term, please contact any board member.

**Financials**

1. Balances (as of 08/31/21)

Checking $ 98,733.99

Savings $ 35,295.75

Reserves $ 72,828.41

 $206,858.15

1. Overdue Accounts

0-90 days 2 accounts $ 1,845.28

91+ days 5 accounts $15,127.92

 $16,973.20

The Board has collected 98.3% of all HOA assessments due, year-to-date ($282,966.44/$287,927.58).

Liens have been filed on the four (4) condo units which accounts have been in arrears for more than 90 days.

Nick Brunk continues to work on posting the HOA’s checking account ledger and Profit & Loss statements. Nick hopes to have same posted on Appfolio for access by all condo owners by the end of September. In the interim, Mackie Properties will be emailing a copy of the Expense Ledger (checking account ledger) and the monthly Profit & Loss Statement to all condo owners.

**Next Meeting**

Next Board Meeting is scheduled for October 14, 2021 at 7:00 p.m. at the pool or HOA office, depending on the weather.