

LaSalle's Woods HOA Board Monthly Meeting

Date: October 14, 2021

Board Members Present: Maryann Williams, President; unit 43 (via zoom)
Kevin Moyer, Vice President; unit 7
Nicholas Brunk, Treasurer; unit 89
Kay Rossok, Secretary; unit 4
Amy Beal, At Large; unit 90 (via zoom)

Mackie Representative: Matt Carter

Homeowners Present: Doug Beal; unit 90 (via zoom)
Tony Lake, unit 100
Allen Litts, unit 92 (via zoom)
Tom McKechnie, unit 42 (via zoom)
Steve Pyrz, unit 27 (via zoom)
Mike Williams, unit 77

The meeting was called to order at 7:08 PM by President, Maryann Williams and roll was taken (agenda attached). Maryann then opened the floor for questions/input from homeowners.

1. Allen Litts – question concerning window leak in unit 92; after discussion, it was decided that Matt would add this to list of projects to be completed because the leak was due to a flashing issue (HOA responsibility)
2. Steve Pyrz – question concerning the homeowner responsibility for replacing a sliding glass door; Board replied that it was homeowner responsibility
 - Steve also asked if it was possible to make LaSalles Woods a “smoke free” village; Kevin advised that this issue had been previously addressed and that it was found that such a requirement could only be enforced in common areas of the village; Maryann later added that that the issue is with property rights to the buildings; any legal action to request a non-smoking building would have to be taken by the private homeowner(s)
3. Tom McKechnie – question concerning large hole from squirrels around chimney/flue in unit 42; request had been submitted through Mackie; concerned about fire hazard; Matt said Mackie would address this
 - second question concerning siding near backdoor; Matt replied that he would address the squirrel issue only at this time
4. Tony Lake – first question was asking an update on the status of the sprinkler system for building 14; Kevin advised that it had been deactivated; still requires the signature of all homeowners in building 14
 - second question was requesting the status of the new steps for building 14; Kevin advised that the request had been approved; Matt added that Mackie has experienced difficulty finding a vendor to do the work; Tony recommended KKP and Matt agreed to check again with them
 - third question concerned the outside storage unit for building 14; Kevin stated that once the sprinkler issue is resolved, storage will be returned to the homeowners; some storage units will need dividers

- Tony ended by adding that he had to have siding and a window replaced

Kevin then called on Matt to share Mackie's monthly report (attached). The report was reviewed by the board members. There were 2 items discussed following the report.

- Snow removal will be by the same vendor as last year, with the same service. However, the base amount before removal has been increased to 3 inches; hopefully, will reduce the cost from last year's amount (\$51K); dependent on severity of winter and number of snow events too.

Kevin called upon Matt to share the Mackie contract renewal information and costs for the year 2022. Matt stated that to cover increase in staff wages, an additional \$50/month would be needed. The Board discussed the renewal. Maryann moved to renew the contract and Kevin seconded the motion. Kevin called for a vote and all Board members approved.

After discussion concerning "AppFolio" access, it was decided that the technology portion of recordkeeping will be handled by Mackie effective January 1, 2021 and AppFolio would be removed. Until then, Nick will grant Matt "presidential level" access to AppFolio; Nick will also research how to transfer to Mackie January 1, what fees will be charged, and the stipulations for early cancellation. Nick will report back to board at November meeting; Nick wants to ensure that email communications route properly, funds are routed to correct places and front-end interactions with homeowners remain the same they are now.

Next on the agenda, Nick reported on the current financials on the HOA (see attachments). Everything is looking good. The reports will be uploaded so the homeowners can see them. Last month's outgoing funds were a little more, to allow Matt to complete certain projects (additional \$10K was approved last month). Things look very optimistic.

Next, the Siding Committee, led by Amy and Doug Beal, reported the following:

- making progress
- nothing will happen without a 75% approval vote from homeowners
- conducting a feasibility study for best options (product and cost)
- checking with different contractors; vendors were delayed in responding due to workload during the summer; are starting to respond now
- the committee meets again next week
- gathering information and facts to present (possibly for a vote) at the next annual meeting
- will work on financing options
- discussed products being considered: cedar; metal; hardy-board

A question was asked as to if there had been any deterioration to the cedar siding in the new building 14. Tony advised that there had been no deterioration.

Continuing on the agenda, Maryann addressed the issue of 2 positions open on the board. She was asked if board members had to be full-time residents. Maryann said full-time residency is not required.

Following the reports, Kevin discussed the current "Eagle Vision" plan that the PSA has brought for a vote. The PSA will be contacting homeowners who have not voted (proxy) yet and discuss the need for a vote October 30. If a homeowner wishes to be removed from the list that the PSA will contact, please email Kevin (kmoyer@moyerlawfirm.com) to request this.

Also, Kay asked if the fire pit wood was the responsibility of the HOA. Maryann said no.

The meeting was adjourned at 8:01 by Maryann and Kevin, after stating there would be an Executive Committee meeting immediately following this meeting.

Respectfully submitted by,
Kay Rossok, Secretary