

LaSalle's Woods HOA Board Monthly Meeting

Date: February 10, 2022

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

Mackie Representative: Matt Carter

Homeowners Present: Doug Beal, unit 90 (via zoom)  
Eric Rossok, unit 4  
Lori Aney, unit 104  
David Aney, unit 104  
Donna Pryz, unit 27  
Jenna Lichtenberger, unit 62 (via zoom)  
Kim Kourany, unit 15 (via zoom)  
Carin Olah, unit 87 (via zoom) – also, representing the Dye  
Foundation, unit 57  
Martin Oneill, unit 71 (via zoom)

The meeting was called to order at 7:05 PM by President Maryann Williams and roll was taken (agenda attached).

Maryann then opened the floor for questions/input from homeowners.

1. Jenna Lichtenberger (unit 62) – question concerning satellite usage by owners; Maryann stated that the allowance was one per building and everyone in that building must feed into that one satellite
2. Lori Aney (unit 104) – follow-up on work request concerning the water in her crawl space; Matt explained that the issue (downspout) has been checked by Mackie and discussed the gutters and remedies for the issue; owner will submit photos that coordinate with work order and Matt answered that the issue will be rectified
3. Kim Kourany (unit 15) – similar downspout issue as unit 104; discussed with Matt; this will be looked at when weather improves
4. Donna Pryz (unit 27) – requested clarification of ventilation system and whether it extends to the roof; also, asked about different issue; Maryann stated that the Board cannot request changes within private residences; however, due to other complaints received concerning this, Maryann will write a letter and send to the owner; owner was not identified to attendees

5. Lori Aney (unit 104) – people are dumping untied green bags of animal feces into the dumpster by unit 104 and it is becoming an issue of odor and cleanliness; Maryann will address the need to tie the bags in the next newsletter

The Property Manager's Report was next on the agenda. The Mackie list was reviewed, as written on the Mackie Report that was shared (attached). Additional information discussed included:

- how to answer realtors' questions concerning special assessment and dues increase; Maryann advised Matt to tell the realtors that we are in the first stages of siding project and findings will be presented at the April Meeting
- emails will be sent soon about the transition from Appfolio to new portal
- Matt is in the process of auditing all of the old work orders (from before his time coming on-board with Mackie) and addressing issues still needing rectified
- siding questions will be answered in that portion of tonight's meeting
- Maryann will email letterhead to Matt
- snow removal (some complaints), but doing the best they can; a question was raised concerning snow removal at the mailboxes – that is responsibility of PSA not HOA; currently \$13K has been spent on snow removal, but once another bill is paid, will increase to about \$17K; this is in contrast to \$51K spent during month of February last year; expecting another snow event next week
- the exterior light, between units 4 & 5, has been looked at and will be replaced when weather improves for safer working conditions
- there are only 2 remaining replacement lights for the pathways; these types of lights are no longer available to purchase, so will change-out model once we have used-up remaining lights
- Spring landscaping is being assessed; Maryann suggested that we have volunteer community clean-up days like we had last year
- Bldg 13 roof should be started in second quarter of this year
- pool skirting should be replaced this summer
- intention is to plant periwinkle in-front of buildings throughout village to replace mulch (future)
- the collapsing wall outside 48-54 is being addressed by Matt; currently working with a vendor
- will attempt to replace steps with concrete on as needed basis; Matt discussed
- pool sun sails will be fixed; attendee suggested that vents be added to sails to help in windy situations; these vents could be reinforced; Lori Aney offered to assist with and heavy sewing that might need to be done on any projects
- may have someone who can paint lines for Pickle Ball court
- attended Indiana Home Show and got some information on siding, but one vendor has already been in contact with siding committee

Maryann then called on Amy and Doug to share the latest information from the Siding Project Committee. The committee presented the "feasibility study options and costs" information to the Board at a special meeting on January 27. The goal is to have all information presented at

the annual meeting in April, with a vote to be held in the future. Here are the topics discussed concerning siding:

- HOA Board will make decision of type of siding
- looking at holding special owners meeting in November to present final siding project and conducting vote whether to move ahead with project
- 14 to 50 days (per Bylaws) written notice is required prior to special meeting
- per 1993 Bylaws amendment only 51% approval is needed to pass a special assessment for the project
- the 1993 edition of the Bylaws is the correct one, but needs to have Exhibit E added to posted Bylaws
- approximately 35% of siding job is tear-down and disposal of old siding, then putting up underlayment
- Doug believes an engineering evaluation needs to be done so as to have some idea of underlying issues
- Nick will follow-up on financing with bank; banker is willing to talk to the Board and answer questions
- voting protocol discussed; need to be consistent and have correct version (1993) of Bylaws posted on all sites
- weight of votes and costs are dependent on square footage

The agenda item that was next concerned the 2 openings on the HOA Board. Kay reported that emails and postings on Facebook concerning the positions had been responded to (in writing, per the Bylaws) by 5 owners. All those interested were contacted and encouraged to attend tonight's meeting. Two of those interested were present. Kay will follow-up with those who had responded to the invitation to attend. One did not respond to the invitation, nor attended the meeting.

Maryann then discussed the plans for the Annual Meeting, April 23, at the Eagle's Nest. The following is the breakdown of who will be presenting:

Amy – siding project

Kevin – special assessment explanation

Nick – overview of finances

Kay – slate of officers

Matt – nature of work orders and calls

The doors will open at 1:30PM and the meeting will begin at 2:00PM.

The Board discussed and decided that no food or drinks shall be served at the Annual Meeting to help reduce the costs. (However, there may be a pitch-in meet and greet event at the pool sometime in the summer.)

Maryann has almost completed the latest newsletter. She requested that people share the

names of new neighbors, so they may be welcomed. In addition, she would like to know the names of LaSalles Woods businesses who might like to advertise in the newsletter.

Next, Kevin spoke about the corrections to an email sent to the Board concerning the siding project. The 51% approval is the correct amount needed to pass the assessment. Kevin will update Bylaws on LaSalles Woods webpage, will contact Susan Slavens to update the PSA site, and will send the correct ones to Matt for adding to the portal.

Next on the agenda was the Treasurer's Financial Report. Nick stated that the community finances were in good shape, so far. The account balances as of this morning were:

Checking: \$151,468.17  
Savings: \$35,305.55  
Reserves: \$90,362.64  
Total: \$277,141.36

We are still on an upward trajectory and we have been consistently under budget.

Matt asked if it would be ok for email reminders to be sent to homeowners 15 and 30 days overdue on their dues. The Board gave approval to that (no vote needed).

The budget and liens discussion was moved to the closed HOA Board meeting (immediately following tonight's open Board meeting).

At this point, Maryann instructed the non-Board members to exit the meeting and the closed board meeting proceeded after this. The meeting was closed at 8:20PM.

Respectfully submitted by,  
Kay Rossok, Secretary