

# *Liquid Sugar Owners Association*

## BOARD MEETING MINUTES

June 1, 2011

Board of Directors present:

Bo Komar	President
David Perper	VP
Emilio Franchy*	Secretary/Treasurer

Also present were seven residents and Maria Aguayo, CCAM, of Association Communications, Inc., Accredited Community Management Firm.

### CALL TO ORDER

President Bo Komar calls the meeting to order at 7:05 P.M. at the Glashaus Community Room, 65<sup>th</sup> Street.

### HOMEOWNERS CONCERNS

1265—Owner requests the Board consider reducing the monthly assessments to \$329 following the completion of the re-construction project.

One owner expressed satisfaction in the current state of the development following re-construction and stated that a dues reduction should not be prioritized over maintenance requirements and aesthetics.

1273 & 1265—Owners report three of four individual entry lights are out in the stairwell. Management is requested to dispatch the handyman to repair.

101—Owner reports the landscaping is in need of maintenance. The Board briefly discussed the future long term landscape renovation plans.

Several owners expressed interest in reconstructing the open space common area to a softer community friendly gathering location.

### APPROVAL OF THE MINUTES

**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the minutes of March 2011, as written.**

### Treasurer's Report

As of 4/30/11, the operating balance totals \$105,526 with \$2,474,660 in reserves, and accounts receivable total \$15,613. The Association is tracking \$27,640 under budget. Review of the financials was tabled as Treasurer Franchy was absent.

## NEW BUSINESS

- 06\_11\_1: Reserve Study—**A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal from Barrera & Co. for a three reserve study contract at a cost of \$1,440 for the first year and \$405 for the following two year updates including a 10% discount. OPEN ITEM.**
- 06\_11\_2: Insurance Renewal— **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the renewal offer from Travelers with a 3% building limit increase for \$10,434 and a total of premiums for all additional lines of coverage for \$14,807 for an annual premium increase of \$261. CLOSED ITEM.**
- 06\_11\_3: Landscape Design Consulting— President Komar will continue discussing the landscape architect consulting proposals with GLS Landscape Architects and Addrienne Wong Associates and will provide revised bids based on the current landscape conditions. OPEN ITEM.
- 06\_11\_4: Annual Fire Testing Inspection— **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the use of the right of entry as stated in the association’s governing documents for the three remaining units (1259, 1263 and 1271) failing to provide access for fire testing compliance. CLOSED ITEM.**
- 06\_11\_5: Construction Notices of Completion—A final site inspection was performed with Management, the Board of Directors and RA on 5/26. RA to complete the punch list provided during the inspection. OPEN ITEM.

## UNFINISHED BUSINESS

- 01\_11\_1: Janitorial Services— Management is requested to provide the cost for a twice a month service from White Magic and two additional bids for janitorial services. OPEN ITEM.
- 01\_11\_3: Courtyard Lighting— President Komar has ordered new light fixtures for the tunnels. There is not yet an anticipated installation date. CLOSED ITEM.
- 01\_11\_5: Entry Systems— The owner of 1264 reported concerns regarding the entry system programming to her phone line. CLOSED ITEM. .
- 01\_11\_6: Goal Planning –The owner of unit 101 volunteered to assist in organizing a social event. Residents suggested a weekday evening preferably a Thursday or Friday and email notification. The Board will provide three dates for the membership to vote on. OPEN ITEM.

- 03\_11\_1: Signage –President Komar has scheduled installation of the new address plaques on 6/13. CLOSED ITEM.
- 03\_11\_2: Pest Control –Management is requested to provide an updated proposal from Terminex to service previously installed bait stations. OPEN ITEM.
- 03\_11\_3: Mailbox Options – President Komar is heading this project. No current updates. OPEN ITEM.

ACTION ITEMS

**Newsletter:** Parking-do not park on Liquid Sugar Drive, space is deeded to 1265.

ADJOURNMENT

**A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 9:02 PM.**

Respectfully submitted,

David Perper, Acting Secretary for  
Liquid Sugar Owners Association Board of Directors

## 2011 Resolutions

### *March*

**Signage—A motion is made, seconded and carried and it is therefore unanimously resolved to approve a not to exceed limit of \$2500 to consult a graphic designer to be chosen by President Komar for design finalization.**

**Pest Control— A motion is made, seconded and carried and it is therefore unanimously resolved to approve Management hiring a pest control company for rodent control not to exceed \$200 monthly.**

**A motion is made, seconded and carried, and it is therefore unanimously resolved to approve the proposals from Statcomm for \$5,472.10 to perform the following maintenance repairs.**

- 1 water flow switch
- 1 missing escutcheon
- 28 missing and faded signs
- 3 2" dielectric union & up to 6' corroded 2" pipes
- 1 .5 orifice at inspectors test valve bldg A
- Clean and replace 12 2.5" gaskets and threads
- Rotate misc valves, flow switches & wrenches throughout complex

**Landscape—A motion is made, seconded and carried and it is therefore unanimously approved to hire D&H Landscape to provide weekly landscape services for \$760 monthly.**

### *June*

**Reserve Study—A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the proposal from Barrera & Co. for a three reserve study contract at a cost of \$1,440 for the first year and \$405 for the following two year updates including a 10% discount.**

**Insurance Renewal— A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the renewal offer from Travelers with a 3% building limit increase for \$10,434 and a total of premiums for all additional lines of coverage for \$14,807 for an annual premium increase of \$261.**

**Annual Fire Testing Inspection— A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the use of the right of entry as stated in the association's governing documents for the three remaining units (1259, 1263 and 1271) failing to provide access for fire testing compliance.**