

Liquid Sugar Owners Association

BOARD MEETING MINUTES

June 27, 2011

Board of Directors present:

Bo Komar	President
David Perper	VP
Emilio Franchy	Secretary/Treasurer

Also present were six 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 7:00 P.M. at the Glashaus Community Room, 65th Street.

HOMEOWNERS CONCERNS

1267- Owner requests information regarding the 2011-12 dues, landscape plans and garbage enclosure locks. Management is requested to add garbage enclosures to the next agenda for discussion.

1253 - Owner suggests the Board consider purchasing a vacant unit within the complex to create a community recreation room. **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve Management contact legal counsel for recommendations.**

105 - Resident provided information regarding an auto air pressure switch for water heaters to regulate the fans to prevent them from running 24/7. Management is requested to provide a plumbing reference that will offer group discounts and to include in the next newsletter.

NEW BUSINESS

07_11_1: 2011-12 Budget - **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the 2011-12 draft budget which calls for a decreased monthly assessment of \$249 due to re-construction and litigation proceeds. CLOSED ITEM.**

UNFINISHED BUSINESS

06_11_1: Reserve Study - **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve the draft reserve study prepared by Barrera & Co which calls for a \$49,500 reserve contribution. CLOSED ITEM.**

06_11_3: Landscape Design Consulting - President Komar will continue discussing the landscape architect consulting proposals from Addrienne Wong Associates and will provide revised bids based on the current landscape conditions. OPEN ITEM.

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 8:34 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.

1253-Owner suggests the Board consider purchasing a vacant unit within the complex to create a community recreation room. **A motion is made and duly seconded and it is, therefore, unanimously resolved to approve Management contact legal counsel for recommendations.**

2011-12 Budget—A motion is made and duly seconded and it is, therefore, **unanimously resolved to approve the 2011-12 draft budget which calls for a decreased monthly assessment of \$249 due to re-construction and litigation proceeds. CLOSED ITEM.**

Reserve Study—A motion is made and duly seconded and it is, therefore, **unanimously resolved to approve the draft reserve study, prepared by Barrera & Co. which calls for a \$49,500 reserve contribution. CLOSED ITEM.**