

# ***Liquid Sugar Owners Association***

## BOARD MEETING MINUTES

September 26, 2007

Board of Directors present:

Steve Lefkovits	President
Jeff Shaw	Vice President
Katie Tchobanoglous	Secretary/Treasurer

Also present are 3 residents, Mike Hughes of Hughes and Gill, and Caroline McCormick, CCAM, CMCA, of Association Communications, Inc., Homeowner Association Management.

### CALL TO ORDER

President Steve Lefkovits, at the Bridgeway Room, 4990 Harlan Street, calls the meeting to order at 7:00 P.M. the Board met in executive session at 6:30 P.M. with counsel.

### HOMEOWNERS' CONCERNS

Mike Hughes briefly addresses the members present in regard to the status of the process of having permanent repairs made to the buildings by Pulte. A lawsuit was filed and members received the disclosure letter May 22, 2007.

### APPROVAL OF THE MINUTES

**A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to accept the minutes of May 2007, as written.**

### TREASURER'S REPORT

**A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to forward accounts #1275, 302, to ASAP Collections for lien.**

### NEW BUSINESS

- 5-07-2: CPA – **A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to approve the Levy & Co. review of the financial statements and mail to the membership.** CLOSED ITEM.
- 8-07-1: Annual Meeting – I have it calendared for the end of November. Candidate forms will be mailed to all owners in September. I assume we would like Hughes & Gill to make a presentation of findings to date. Anything else for the agenda? CLOSED ITEM.
- 8-07-2: CAB Loan – **A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to approve the loan commitment from Community Association Banc.** A CD in the amount of \$50,000 has been opened. OPEN ITEM.

### ACTION ITEMS

**Meeting schedule:** Last Wednesday: November 28, 2007 7 PM.

**Maintenance:** Light check completed 8/15-8/17- 67 bulbs were replaced.

### HOMEOWNER'S CONCERNS

Residents have asked for exterior window washing and interior carpet cleaning. Quote enclosed for windows interior common area and exterior \$6,390. Carpets \$3,850. Please advise.

### ADJOURNMENT

**A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 8:45 PM.**

Respectfully submitted,

Katie Tchobanoglous, Secretary for  
Liquid Sugar Owners Association Board of Directors