

Liquid Sugar Owners Association

BOARD MEETING MINUTES

February 27, 2008

Board of Directors present:

Jeff Shaw

Vice President

Katie Tchobanoglous

Secretary/Treasurer

Board of Directors absent:

Steve Lefkovits

President

Also present is resident Nir Margalit, and Caroline McCormick, CCAM, CMCA, of Association Communications, Inc., Homeowner Association Management.

CALL TO ORDER

Vice President Jeff Shaw, at the Bridgeway Room, 4990 Harlan Street, calls the meeting to order at 7:00 P.M.

COMMITTEE REPORTS

Welcome Committee: We sent a welcome package to the following

New residents: Emron Grover Bldg A

APPROVAL OF THE MINUTES

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

TREASURER'S REPORT

The Treasurer reports that as of 1/31/08, there is a \$25,026, net loss with assets of \$70,978, including \$12,805 in operations and \$59,623, in reserves. **A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to accept the Treasurer's Report and forward accounts #1275, 302, to ASAP Collections for lien.**

NEW BUSINESS

- 8-07-2: CAB Loan – The Board authorized the first draw of \$50,000. OPEN ITEM.
- 2-08-1: Housekeeping - Quote received for windows: interior common area and exterior \$6,390. Quote received for carpet cleaning \$3,850. Management is directed to replace the welcome mats transitioning from the exterior to the carpet with red mats and have the carpet spot cleaned. OPEN ITEM.
- 2-08-2: Liquid Sugar vs. Pulte Update – The Board approves the draft status letter from Hughes & Gill to the members. CLOSED ITEM.
- 2-08-3: Janitorial Contract –OPEN ITEM.

- 2-08-4: Backflow Devices – OPEN ITEM.
- 2-08-5: Investments – The CD at CAB renewed 2/16. OPEN ITEM.
- 2-08-6: PGE Audit – We audited your PGE account since the costs were so high and the fees 300% of baseline. PGE recommends staying on the current rate schedule E1 and that baseline is set by the PUC. CLOSED ITEM.

ACTION ITEMS

Meeting schedule: Last Wednesday 7 PM: May 28 (Budget Meeting), August 27, November 26 (Annual meeting)

Maintenance: Light check completed 1/31 bulbs were replaced. Electrician dispatched to find out why no power to exterior lights building B.

Next Agenda: 2008-09 Budget

Newsletter: Spring Fling May 28th o the courtyard, yahoo group invite, cleaning schedule, illegal dumping, illegal parking, garage door and door opener maintenance, don't buzz anyone in, don't prop open doors, statement of account, welcome wagon.

HOMEOWNER'S CONCERNS

Illegal parking

Quarterly statements of account

The garage door openers are made by Liftmaster

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 8:03 PM.

Respectfully submitted,

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