

Liquid Sugar Owners Association

BOARD MEETING MINUTES

September 24, 2008

Draft

Board of Directors present:

Jeff Shaw

Vice President

Katie Tchobanoglous

Secretary/Treasurer

Board of Directors absent:

Steve Lefkovits

President

Also present are five owners, John Gill 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 7:11 P.M.

HOMEOWNERS CONCERNS

Light check completed 8/29/08.

It is reported that the light in the garage hallway of 1259 is buzzing.

One neighbor asked management to send an enforcement letter in regard to garage storage to 108.

One resident had their vehicle damaged by Dryden, which they agreed to pay for.

Liquid Sugar vs. Pulte

John Gill and Tim Stokes discussed the repair conditions on building F which will require several more months of construction before it is completed. A list of specific concerns were presented in regard to Building F. It is reported that Pulte will not repair any other buildings. The next step will be establishing a repair value and agreeing upon it or going to trial. The trial date is set for February 2009.

APPROVAL OF THE MINUTES

A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to accept the minutes of May 29, 2008, as written.

TREASURER'S REPORT

The Treasurer reports that as of 8/31/08, you have a \$8,205, net loss with assets of \$154,000, including \$125,000, in reserves. Draws on the line of credit have been made \$162,000, to pay bills. **A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to accept the Treasurer's Report and forward any accounts over thirty days delinquent to collections for lien and foreclosure. A motion is duly made, seconded, and carried, and it is therefore unanimously resolved to approve the draft financial review for the fiscal year ended 6/30/2008.**

NEW BUSINESS

8-07-2: CAB Loan – OPEN ITEM.

2-08-1: Housekeeping - Quote received for windows: interior common area and exterior \$6,390. A poll is taken of the seven resident sin attendance who all agreed that it would be a misuse of funds and better put off until after construction and the lawsuit settles. Management installed red welcome mats transitioning from the exterior to the carpet. Except in building F. OPEN ITEM.

2-08-3: Janitorial Contract –Trash overflows have been occurring. We got a letter from Waste Management and weekly trash area cleanup was added to the janitorial company's duties. Those present reported that it is better but that people still need to break down their boxes, not put trash in the recycling bins, and be courteous. CLOSED ITEM.

NEW BUSINESS

7-08-1: BMR Units – CLOSED ITEM.

7-08-2: Trash Areas - Padlock the trash areas. Please find enclosed a proposal to install padlocks and copy 65 keys for \$405.46. Those present determine that this will not alleviate the trash area problems. CLOSED ITEM.

7-08-3: Comcast Easement – Due to new FCC regulations, Comcast will be required to have an easement to service the property. I have had the easement reviewed, it requires no work onsite, and offers no compensation. However, if they do not have an easement, beginning in 2009 they will not be able to work at Liquid Sugar. The Board takes the issue under advisement. OPEN ITEM.

7-0804: CD – the CD at CAB renewed 8/14/08. OPEN ITEM.

ACTION ITEMS

To Do's: stripe bollard area in yellow – loading – pending construction equipment removal. . . .

Meeting schedule: 7 PM: Wednesday December 3 (Annual Meeting) Send Candidacy Forms

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 7:45 PM.

Respectfully submitted,

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