

Liquid Sugar Owners Association

BOARD MEETING MINUTES

April 3, 2009

Board of Directors present:

Nina Irani

Secretary/Treasurer

Jeff Shaw

Vice President

Draft

Also present is Trevor Milledge, CCAM, of Association Communications, Inc., Homeowner Association Management.

CALL TO ORDER

Vice President Jeff Shaw, at the Aquarius Café 65th street Emeryville, calls the meeting to order at 12:00 P.M.

UNFINISHED BUSINESS

8-07-2: CAB Loan – CLOSED ITEM.

2-08-1: Housekeeping/Window Cleaning – Service will take place 4-6-09 due to inclement weather. Scheduling and procedures were discussed. Management was directed to attach an updated vendor performance tracking matrix to May's agenda. **A motion was made, duly seconded and carried, and it is therefore unanimously resolved to approve the Century Window cleaning bid in the amount of \$6,390** OPEN ITEM.

3-08-1: Backflow Device Test – The Board discussed the annual backflow test results, one of the devices failed all others passed, two were marginal; **it was moved and seconded to approve the repair of one failed backflow device not to exceed \$575.** CLOSED ITEM.

NEW BUSINESS

4-09-1: Reserve Study Update – **It was motioned, seconded and it is therefore unanimously resolved to approve the Barrera and Co. proposal for the required annual financial only update.** CLOSED ITEM.

4-09-2: CD Renewal– Management will email current rates closer to the 5-29-09 renewal. OPEN ITEM.

ACTION ITEMS

Newsletter: Architectural! Satellite Dishes...

Meeting schedule: Meeting to be held the first Friday of every month at Noon, except May, July and November at the Café Aquarius 65th street. Membership meetings will be May 28 (Budget Meeting), July 30, November 26 (Annual meeting)

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 1:14 PM.

Respectfully submitted,

Nina Irani, Secretary for
Liquid Sugar Owners Association Board of Directors