

Liquid Sugar Owners Association

BOARD MEETING MINUTES

April 21, 2010

Board of Directors present:

Bo Komar
Emilio Franchy
David Perper

Also present is Trevor Milledge, CCAM, of Association Communications, Inc., Homeowner Association Management as well as Tim Stokes and his staff from Avelar and Associates and Patrick O'Keefe City Manager for the City of Emeryville

7 homeowners were present.

CALL TO ORDER

Director Bo Komar, calls the meeting to order at 7:15 P.M. at Bridgecourt Community Room, 3990 Harlan St. Emeryville, Ca.

Election of officers: The newly elected directors elected to hold office as follows:

Bo Komar, President
David Perper, Vice President
Emilio Franchy, Treasurer/Secretary

APPROVAL OF THE MINUTES

Former Director Jeff Shaw confirmed the minutes provided were correct to his best recollection. **A motion is made, seconded and carried and it is therefore unanimously resolved to approve minutes of _____, as written.**

Treasurer's Report

Management provided an overview of the March 31, 2010, financial statement. **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the March 31, 2010 financial as submitted.**

Guest Speakers

Tim Stokes gave a brief overview of the reconstruction project status, the current timeline. Tim also advised that the individuals who have concerns with the new windows will need to contact Deann at RS and their concerns will be addressed on a case by case basis. Management was directed to follow up with Tim on the Aegis entry panel costs.

Patrick O'Keefe, City manager for Emeryville, gave a detailed overview of the proposed Creation of a landscape and lighting assessment district n the city.

UNFINISHED BUSINESS

- 03-10-01: New fire and door access system vendor – Management provided details about the new vendor Statcomm. The Board unanimously ratified their approval of the fire alarm system monitoring and testing contract with Statcomm. After discussion it was decided that Avelar will provide details about their cost to install new entry panels and the Board will decide via Email. OPEN ITEM.
- 03-10-02: Door Hardware proposals – Management was directed to have the locksmith provide an estimate for re-keying all of the pedestrian garage doors to a master key system and provide new keys to every owner.. OPEN ITEM.

NEW BUSINESS

- 04-10-01: Emeryville LLAD proposal – Patrick O’Keefe City Manager for Emeryville presented a detailed proposal regarding the LLAD ballot mailed to all property owner in the city. CLOSED ITEM.

ACTION ITEMS

Newsletter: Re-consturction update, fire alarm system tests, noise and smoking.

Meeting schedule: TBD

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 9:16 PM.

Respectfully submitted,

Emilio Franchy, Secretary for
Liquid Sugar Owners Association Board of Directors