

Liquid Sugar Owners Association

BOARD MEETING MINUTES

June 23, 2010

Board of Directors present:

Emilio Franchy

David Perper

Also present is Trevor Milledge, CCAM, of Association Communications, Inc., Homeowner Association Management as well as staff from Avelar and Associates and Reconstruction Services.

1 homeowner is present.

CALL TO ORDER

Vice President David Perper, calls the meeting to order at 7:13 P.M. at Bridgecourt Community Room, 3990 Harlan St. Emeryville, Ca.

APPROVAL OF THE MINUTES

A motion is made, seconded and carried and it is therefore unanimously resolved to approve minutes of April 21, 2010, as written.

Treasurer's Report

Management provided an overview of the May 31, 2010, financial statement. **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the May 30, 2010 financial as submitted.**

Reconstruction Update

Mike Carithers, Avelar, gave a brief overview of the reconstruction project status and the current completion timeline.

UNFINISHED BUSINESS

- 03-10-01: New fire and door access system vendor – Management provided details about the scheduled fire system and in unit equipment inspections set to take place July 19 and 20, 2010. OPEN ITEM.
- 03-10-02: Door Hardware proposals –**A motion is made, seconded and carried and it is therefore unanimously resolved to approve the Glenview locksmith proposal in the amount of \$1118 to rekey all pedestrian access doors to garages to a master key system and distribute 2 keys to all owners.** OPEN ITEM.

NEW BUSINESS

- 06-10-01: 2010-2011 Budget – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the 2010-2011 operating budget with no increase in assessment. CLOSED ITEM.**
- 06-10-02: Insurance Renewal – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the 2010-2011 insurance renewal as submitted with no increase in premium. CLOSED ITEM**
- 06-10-03: CPA Audit and Tax preparation – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the 2010 fiscal year-end audit and tax preparation from Levy and Company in the amount of \$2,185. OPEN ITEM.**

ACTION ITEMS

Newsletter: Re-construction update, fire alarm system tests, noise and smoking, budget info.

Meeting schedule: TBD

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 8:46 PM.

Respectfully submitted,

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

2010 Resolutions

Door Hardware proposals – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the Glenview locksmith proposal in the amount of \$1118 to rekey all pedestrian access doors to garages to a master key system and distribute 2 keys to all owners.**

2010-2011 Budget – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the 2010-2011 operating budget with no increase in assessment.**

Insurance Renewal – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the 2010-2011 insurance renewal as submitted with no increase in premium.**

CPA Audit and Tax preparation – **A motion is made, seconded and carried and it is therefore unanimously resolved to approve the 2010 fiscal year-end audit and tax preparation from Levy and Company in the amount of \$2,185.**