

Antares Community Owners Association  
Board of Directors Meeting  
January 22, 2009

I. CALL TO ORDER:

A. President Chaparro called the Board meeting to order at 6:30 p.m. in the shared fitness room.

B. Roll Call / Board Members Present:

President – Mary Chaparro  
Vice President – Robert Cimo  
Secretary – Steven Davison  
Director – Alex Novokolsky

Board Member Excused Absent:

Treasurer - Domenic Fandetti

C. Others Present:

Nadya Klima, Community Association Manager ~ Curtis Management Company  
Gloria Newman, Recording Secretary  
One Homeowner

II. GUEST SPEAKER:

A. New Association's Attorney Craig S. Bickler with Bickler Law Offices updated the Board members that the City of San Diego was not sure if association has legal responsibility to maintain the easement. The City of S.D. was initially discussing to install a new meter, but would like to see a plan where the water will get cut off (separated) from the Elysian HOA. Joe Henderson is willing to take on the project, but needs to isolate the meter to have the exact usage; otherwise, the estimate cost for Elysian HOA will not be accurate. Attorney Bickler gave the Board members two options. Option 1 – To maintain everything; Option II – To transfer the irrigation cost to the City of San Diego.

III. HOMEOWNERS FORUM:

A. Unit 116 - No comment just to listen.

IV. ORGANIZATIONAL MEETING:

A. The Board members discussed and \*MSCM to appoint as follows ~

- 1.) President – Mary Chaparro
- 2.) Vice President – Robert Cimo
- 3.) Treasurer – Domenic Fandetti
- 4.) Secretary – Steven Davison
- 5.) Director – Alex Novokolsky

V. MINUTES:

A. The Board members \*MSCM approved the October 28, 2008 minutes, as written.

VI. FINANCIALS:

A. The Board members discussed the financials for the period ending November 30, 2008 and December 31, 2008 and \*MSCM accepted the financials, subject to independent audit.

	<u>November, 2008</u>	<u>December, 2008</u>
Total Assets:	\$138,909.82	\$130,853.76
Income: (Actual)	\$ 14,486.00	\$ 16,860.50
Operating Expenses:	\$ 12,767.18	\$ 13,505.44
Reserve Allocation:	\$ 730.00	\$ 730.00
Reserve Expenses:	\$ 971.00*	\$ 11,858.09**
Oper. Net for the Month: (Actual)	\$ 1,718.82	\$ 1,718.82
Oper. Net YTD: (Actual)	\$ 11,341.52	\$ 11,341.52

\*Treebeard (smart water controllers)

\*\*Omnigraphics (monument sign); Treebeard (smart water valves)

B. Delinquency Analysis:

A. The Board members reviewed the December 2008 delinquent analysis and no actions were necessary.

VII. TAXES:

A. The Board members reviewed the Income Tax Returns from Terry J. Tagwerker, CPA for the fiscal year ending September 30, 2008.

VIII. AUDIT:

A. The Board members accepted the Auditor's Report from Terry J. Tagwerker, CPA for the fiscal year ending September 30, 2008 to publish to the members.

IX. LANDSCAPE:

A. The Board members reviewed the landscape and property inspection dated November 12, 2008 and December 10, 2008 and no actions were necessary.

X. MAINTENANCE:

A. The Board members reviewed the current parking patrol logs from Summit Security.

B. The Board members reviewed the December 2008 work orders reports.

XI. CORRESPONDENCE:

A. The Board members reviewed various correspondence received and no actions were necessary.

XII. VIOLATIONS:

A. The Board members reviewed the December 2008 violation logs.

XIII. UNFINISHED BUSINESS:

A. Courtyard Caulking: The caulking of the first courtyard is completed, just waiting for better weather to proceed.

XIV. NEXT MEETING:

A. The next meeting is scheduled for Thursday, March 26, 2009 at 6:30 p.m. in the shared fitness room.

XV. ADJOURNMENT:

A. The Board members \*MSCM adjourned the meeting at 8:38 p.m.

Board Member: \_\_\_\_\_



Date: \_\_\_\_\_

3-26-09

\*MSCM ~ (Moved, Seconded, and Carried by Majority)