

Antares Community Owners Association
Board of Directors Meeting
March 26, 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: Board Member Excused Absent:
President – Mary Chaparro, out at 7:34 p.m. Director – Alex Novokolsky
Vice President – Robert Cimo
Treasurer - Domenic Fandetti
Secretary – Steven Davison

C. Others Present:

Nadya Klima, Community Association Manager ~ Curtis Management Company
Gloria Newman, Recording Secretary
Two Homeowners

II. HOMEOWNERS FORUM:

A. Unit 19 – Issues with other residents using her patio area for their pets to urinate and defecate early morning and late evenings. Also, children playing in the courtyards and hitting her garage door.

B. Unit 73 – Children playing in courtyards has trampled her plants, chipped her stucco, and left trash everywhere on a daily basis.

III. ARCHITECTURAL:

A. 12654-93 Carmel Country Rd. – The Board members *MSCM tabled the architectural request for patio alterations until Vice President Cimo speak with the resident first.

IV. MINUTES:

A. The Board members *MSCM approved the January 22, 2009 minutes, as written.

V. FINANCIALS:

A. The Board members discussed the financials for the period ending January 31, 2009 and February 28, 2009 and *MSCM accepted the financials, subject to independent audit.

	<u>January, 2009</u>	<u>February, 2009</u>
Total Assets:	\$135,935.99	\$127,629.46
Income: (Actual)	\$ 17,657.50	\$ 17,543.50
Operating Expenses:	\$ 13,419.69	\$ 13,650.92
Reserve Allocation:	\$ 730.00	\$ 730.00
Reserve Expenses:	\$.00	\$ 12,000.00*
Oper. Net for the Month: (Actual)	\$ 4,228.31	\$ 1,718.82
Oper. Net YTD: (Actual)	\$ 18,924.00	\$ 11,341.52

*Robert Cimo (Courtyards) \$12,000.00

B. Delinquency Analysis:

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

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

VI. LANDSCAPE:

- A. The Board members reviewed the landscape and property inspection dated February 11, 2009 and March 11, 2009 and no actions were necessary.
- B. The Board members *MSCM approved the addendum to Treebeard Landscape contract to maintain the easement on the North Center median on Carmel Country Rd. for an additional cost of \$200.00 per month.

VII. MAINTENANCE:

- A. The Board members reviewed the March 2009 parking patrol logs from Summit Security.
- B. Concrete – The Board members *MSCM approved the proposal from Treebeard Landscape to cut and remove cracked section of gutter at entrance to driveway and replace with 6” of 3500 PSI concrete for a total cost of \$1,995.00.

VIII. VIOLATIONS:

- A. The Board members reviewed the March 2009 violation logs.

IX. UNFINISHED BUSINESS:

- A. Courtyard Caulking: The Board members *MSCM approved the Phase II caulking and Bob Cimo will email all the information to the Board members and Manager.
- B. Easement – The Board members *MSCM tabled the proposal from Treebeard Landscape to separate the meters, both to include watering and to discontinue watering the easement.
- C. Elysian Recreation Fee – The Board members reviewed the correspondence requesting Elysian HOA to provide requested documents available for inspection. Association’s attorney Craig Bickler has communicated with the Elysian’s attorney Glavis and Bloom and an update is pending.

X. NEW BUSINESS:

- A. Newsletter – Pet rules reminder, children playing in the courtyards.
- B. The Board members *MSCM approved Terry J. Tagwerker, CPA to audit’s Elysian’s HOA records.

XI. NEXT MEETING:

- A. The next meeting is scheduled for Thursday, May 28, 2009 at 6:30 p.m. in the shared fitness room.

XII. ADJOURNMENT:

- A. The Board members *MSCM adjourned the meeting at 7:45 p.m.

Board Member: Chris Indist

Date: 5-28-09