

Antares Community Owners Association
Board of Directors Meeting
May 13, 2008

I. CALL TO ORDER:

A. President Fandetti called the Board meeting to order at 6:41 p.m. in the shared fitness room.

B. Roll Call / Board Members Present:

President – Domenic Fandetti
Vice President – Mary Chaparro - In at 6:54 pm
Treasurer – Robert Cimo
Secretary – Steven Davison

Board Member Excused:

Director – Alex Novokolsky

C. Others Present:

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

II. HOMEOWNERS FORUM:

A. Unit 56 – Inquired that Western Towing reimburses him for illegally towing his parent’s vehicle.

III. SHOWCAUSE:

A. Unit 63 – “No Show” – To discard the two bags of dead trees by the front door and to remove a fountain leaning up against the exterior wall. The Board *MSCM to send a 10 days letter to remove or fines will be imposed.

IV. MINUTES:

A. The Board *MSCM approved the March 11, 2008 minutes, as written.

V. FINANCIALS:

A. The Board reviewed the financials for the period ending March 31, 2008 and April 30, 2008 and *MSCM accepted the financials, subject to independent audit.

| | <u>March, 2008</u> | <u>April, 2008</u> |
|--------------------------|---------------------|----------------------|
| Total Assets: | \$131,344.81 | \$136,046.32 |
| Income: (Actual) | \$ 15,555.00 | \$ 18,079.00 |
| Operating Expenses: | \$ 24,156.90 | \$ 10,617.96 |
| Reserve Allocation: | \$ 2,180.00 | \$ 2,180.00 |
| Reserve Expenses: | \$ 2,275.00* | \$ 3,021.00** |
| Net for the Month: | \$ (8,070.31) | \$ 5,512.51 |
| Net for the Year: | \$ (1,054.14) | \$ 4,458.37 |

* *Robert Cimo (cul-de-sac caulking) \$2,275.00*

***Sigge’s (asphalt reseal) \$3,021.00*

B. Delinquency Analysis:

A. The Board *MSCM approved to Lien account #.

1.) CUR-A1-04057-3

B. The Board *MSCM approve to go forward with collection agency.

1.) CUR-A1-01013-3

2.) CUR-A1-03044-3

3.) CUR-A1-04060-2

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

VI. LANDSCAPE:

- A. The Board reviewed the landscape property inspection dated March 12, 2008 and April 8, 2008 and the Punch list from Treebeard Landscape and no actions were necessary.

VII. MAINTENANCE:

- A. The Board reviewed the work order logs for the months of March and April 2008 and no actions were necessary.
- B. The Board reviewed the parking patrol report logs dated May 5, 2008 from Summit Security and no actions were necessary.

VIII. CORRESPONDENCE:

- A. The Board reviewed the correspondence from Treebeard Landscape reporting a 1% fuel surcharge effective May 1, 2008.

IX. VIOLATIONS:

- A. The Board reviewed the April 2008 violation logs and correspondence received and no action were necessary.

X. UNFINISHED BUSINESS:

- A. Asphalt Re-Seal – The Board was dissatisfied with the condition of the reseal and moved to request Siggie's Asphalt to return and place an additional seal coat, at no cost to the Association.

XI. NEW BUSINESS:

- A. The Board *MSCM to change the Board meeting date to the 4th Thursday, bi-monthly at 6:30 p.m.
- B. Newsletter Items – To inform newsletter editor and Operations Mgr. to change on monthly statements.

XII. ADJOURNMENT:

- A. The Board *MSCM adjourned the meeting at 8:12 p.m.

XIII. NEXT MEETING:

- A. The next meeting is scheduled for Thursday, July 24, 2008, at 6:30 p.m. in the shared fitness room.

Board Member: _____

Date: _____

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