

Antares Community Owners Association  
Board of Directors Meeting  
November 16, 2009

I. CALL TO ORDER:

A. Board President, Novokolsky, called the Board meeting to order at 6:30 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President	Alex Novokolsky
Vice President	Robert Cimo
Secretary	Steven Davison
Treasurer	Domenic Fandetti
Director	Frank Hardalo

C. Others Present:

Kim Hand, CCAM, Community Association Manager ~ Curtis Management Company  
Linda Strom, CCAM, PCAM, Recording Secretary  
Guests, Attorney's Craig Bickler and Debbie Myrick  
One Homeowner

II. HOMEOWNERS FORUM:

A. Unit 35 – Owner, Mr. Stanger, attended in response to a show cause letter regarding an illegally parked vehicle in front of an owner's unit marked in red. He admitted guilt but wanted the Board to consider reducing the penalty. The Association Attorney stated the Board was following vehicle code and had a mechanism to deal with parking violations and that they needed to follow the law.

The meeting was adjourned into an Executive Session at 6:50pm and reconvened at 8:03pm

II. HOMEOWNERS FORUM CONTINUED:

- A. After much discussion it was noted that red is red and the car should be towed, however, the Board devised an alternative. \*MSCM to approve that if a guest pass is displayed in the vehicle the guards would be asked to knock on the door of the unit listed on the guest pass as a courtesy. If no one answers the door then the car will be towed per the policy. This is not a rule change but a request to Security to better serve the owners.
- B. Unit 52 - Owner, Mr. Crafton did not attend the Show Cause request and had sent a letter stated he would be out of the Country. Management was asked to send another Show Cause letter.

III. MINUTES:

A. The Board members \*MSCM to approve the October 1, 2009 minutes as written.

IV. FINANCIALS:

A. The Board members reviewed the financials for the periods ending October 31, and September 30, 2009. \*MSCM to accept the financials, subject to independent audit.

	<u>October 31, 2009</u>
Total Assets:	\$132,120.71
Income: (Actual)	\$ 15,382.50
Operating Expenses:	\$ 9,387.25
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0.00
Net for the Month:	\$ 6,725.37
Net for the Year:	\$ 6,725.37

	<u>September 30, 2009</u>
Total Assets:	\$124,665.34
Income: (Actual)	\$ 17,013.00
Operating Expenses:	\$ 8,894.95
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0.00
Net for the Month:	\$ 7,737.90
Net for the Year:	\$ 15,096.38

B. Financial Questions:

- A. Director, Hardalo, requested invoices for office expenses for the current month.
- B. Treasurer, Fandetti, stated next years financials will show a negative figure due to withholding four months payment to Elysian COA.
- C. Director, Hardalo, also asked why the Pool Contractor check was written to an individual rather than the Pool Company. The owner was doing business as a DBA.

C. Delinquency Analysis:

The October report was available for Board review. No action was required.

V. ADMINISTRATIVE:

- A. Audit – \*MSCM to approve the 2009 audit by Terry Tagwerker who has done the Association audit and tax returns in past at a cost of \$750.00.

VI. LANDSCAPE:

- A. Landscape Inspection -The Board Members were provided a landscape property inspection for October, 2009 by Curtis Management.
- B. Tree Trim bid - \*MSCM to approve the \$1837.50 bid for October – December tree trimming program from So. Cal Tree Care. It was noted So. Cal Tree Company offered to do free stuff on the walk through if they got the bid.

VII. MAINTENANCE:

- A. Work Order Logs - The Board members were provided the work order logs for September and October, 2009 for review.

VIII. VIOLATIONS:

- A. Violation Log - The Board members were provided an October, 2009 violation log for review.
- B. Homeowner Correspondence – Unit 83 painted the front door as requested. Unit 55 owner questioned why they had to paint shutters and railings not understanding they owned the property. It was decided to address Unit #30 landscape issue on the next walk-through.

X. NEXT MEETING:

- A. The next meeting is the Regular Board Meeting scheduled for Thursday, January 28, 2010, at 6:30 p.m. in the shared fitness room.

XI. ADJOURNMENT:

- A. The Board members \*MSCM to adjourn the meeting at 9:10 p.m.

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

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

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