

Antares Community Owners Association
Board of Directors Meeting
October 1, 2009

I. CALL TO ORDER:

- A. Board Treasurer, Fandetti, called the Board meeting to order at 6:35 p.m. above the shared Elysian Fitness Facility.
- B. Roll Call / Board Members Present: (Organizational Meeting was not held until 7:00pm)
President Alex Novokolsky (Arrived at 7:00pm)
Vice President Robert Cimo
Secretary Steven Davison
Treasurer Domenic Fandetti
Director Frank Hardalo
- C. Others Present:
Kim Hand, Community Association Manager ~ Curtis Management Company
Linda Strom, CCAM, PCAM, Recording Secretary
One Homeowner

II. HOMEOWNERS FORUM:

- A. Unit 11 – Owner, Mr. Martin, attended in response to a show cause letter regarding a coiled hose left in the common area. He was instructed to move the hose out of view and off the common area.
- B. Unit 11 – Owner, Mr. Martin, asked how to address yappy dogs. The Board advised him to call the Humane Society.

III. RESIGNATION ACCEPTANCE:

- A. ***MSCM** to accept the Board President resignation of Mary Chaparro.

IV. MINUTES:

- A. The Board members ***MSCM** to approve the May 28, 2009 minutes, as corrected. Under IX, C. the word “medium” was corrected to read “median.”

(The Board Meeting was adjourned at 7:00pm and reconvened at 7:15pm)
The new Board positions are listed above.

V. FINANCIALS:

- A. The Board members reviewed the financials for the periods ending August 31, July 31, June 30, and May 31, 2009 and ***MSCM** to accept the financials, subject to independent audit.

	<u>August 31, 2009</u>
Total Assets:	\$122,947.44
Income: (Actual)	\$ 16,597.50
Operating Expenses:	\$ 22,033.74
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0.00
Net for the Month:	\$ (5,420.91)
Net for the Year:	\$ 7,358.48

	<u>July, 31, 2009</u>
Total Assets:	\$127,638.35
Income: (Actual)	\$ 16,894.00
Operating Expenses:	\$ 20,398.08
Reserve Allocation:	\$ 730.00

Reserve Expenses:	\$ 0.00
Net for the Month:	\$ (3,585.15)
Net for the Year:	\$ 12,779.39

	<u>June 30, 2009</u>
Total Assets:	\$130,493.50
Income: (Actual)	\$ 16,303.50
Operating Expenses:	\$ 14,052.05
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0.00
Net for the Month:	\$ 2,730.97
Net for the Year:	\$ 16,364.54

	<u>May 31, 2009</u>
Total Assets:	\$133,602.53
Income: (Actual)	\$ 17,091.00
Operating Expenses:	\$ 19,593.45
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0.00
Net for the Month:	\$ (2,925.55)
Net for the Year:	\$ 13,633.57

B. Delinquency Analysis:

- A. The Board members reviewed the September 2009 delinquent analysis and no actions were necessary.
- B. It was noted that *stared units were prior owners. Management tracks the information because money is still due to the Association.
- C. It was also noted that collections may be taken to small claims court after \$1800 is due.

C. Budget:

The 2010 Budget had been mailed to owners with no increase in dues.

VI. ADMINISTRATIVE:

- A. Elysian COA – An additional hand out at the Board Meeting was received from Bickler Law Offices regarding the REA agreement. It was determined to table the discussion until all members could digest the information and to procure a copy of the REA agreement. The Board wants to know what the true costs are that they are being charged for.
- B. Manager was asked to invite Attorney, Craig Bickle, to the next Board Meeting to answer questions.
- C. The Board decided to meet in Executive Session to discuss the agreement on Monday October 12, 2009 at 6:30 p.m.
- D. A recommendation was suggested to appoint two Board Members from each Community to meet regarding maintenance issues.

VII. LANDSCAPE:

- A. The Board Members were provided landscape, property inspections and punch lists for September, August, and July, 2009 by Curtis Management and Treebeard Landscape.
- B. *MSCM to table the \$1980.00 proposal from Treebeard to repair a cracked driveway between #107 & #106 until the Board can inspect the area. A vote will be done via e-mail.
- C. *MSCM to table the \$1837.50 bid for October – December tree trimming program from So. Cal Tree Care.
- D. Robert Cimo stated he would obtain other bids for tree trim work and tree removal.
- E. *MSCM to table the \$3322.00 bid from So. Cal Tree Care to remove trees that are to close to the buildings.
- F. It was determined that Robert Cimo and Frank Hardalo will meet at 8:30am, October 4, 2009 for a walk-thru to verify the trees listed on the proposal for removal.
- G. The next Landscape Committee walk-through is scheduled Wednesday, October 14, 2009 at the gym.

VIII. MAINTENANCE:

- A. The Board members reviewed the work order logs from July 1st to September 23rd, 2009.

IX. ARCHITECTURAL:

- A. An architectural request was submitted by 12660-77 Carmel Country Rd. to install a satellite dish. The Board members will inspect the site on the Sunday walk-through.

IX. VIOLATIONS:

- A. The Board members were provided a September 2009 violation log for review.

IX. UNFINISHED BUSINESS:

- A. Courtyard Caulking – The work is still on-going.
B. Elysian Recreation Fee - Debbie Myrick of Myday Administrative Services is performing an independent audit on invoices provided by Elysian.

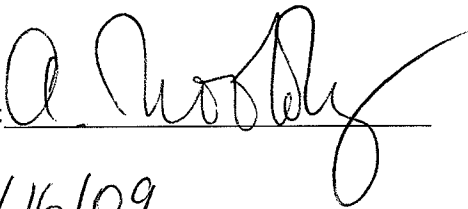
X. NEXT MEETING:

- A. The next meeting is the Regular Board Meeting scheduled for Monday, November 16, 2009, at 6:30 p.m. in the shared fitness room.

XI. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 8:05 p.m.

Board Member: _____



Date: _____

11/16/09

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

Antares Community Owners Association
Board of Directors Meeting
October 1, 2009

**ORGANIZATIONAL BOARD OF DIRECTOR
MINUTES OF MEETING**

The Organizational Meeting of the Antares Community Owners Association Board of Directors was called to order at 7:00 P.M. on Thursday, October 1, 2009, at the Elysian Fitness Facility.

Directors Present: Alex Novokolsky
 Robert Cimo
 Domenic Fandetti
 Steven Davison
 Frank Hardalo

Also Present: Kim Hand, Manager for Curtis Management Inc.
 Linda Strom CCAM, PCAM

ELECTION OF OFFICERS

By unanimous agreement, the following officers were elected to the position as indicated after their name:

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

ESTABLISHMENT OF MEETING DATE AND TIME

It was agreed that the Board of Directors would continue to meet at 6:30 P.M. on the third Monday of each month. The next regular meeting of the Board of Directors will be held at 6:30 P.M. on Monday, November 16, 2009, at the Elysian fitness Facility.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:15 P.M.