

Antares Community Owners Association
Board of Directors Meeting
February 16, 2010

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 and Recording Secretary ~ Curtis Management

II. MINUTES:

A. The Board members *MSCM to approve the November 16, 2009 minutes as written.

III. FINANCIALS:

A. The Board members reviewed the financials for the periods ending November 30, 2009, December 31, 2009 and January 31, 2010. *MSCM to accept the financials, subject to independent audit.

January 31, 2010

Total Assets:	\$118,744.10
Income: (Actual)	\$ 12,850.00
Operating Expenses:	\$ 17,271.49
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 5,210.00*
Net for the Month:	\$ (633.91)
Net for the Year:	\$ (771.49)

*Robert Cimo - \$3,450.00 & \$1,760.00 for courtyard calking.

December 31, 2009

Total Assets:	\$123,858.01
Income: (Actual)	\$ 19,473.00
Operating Expenses:	\$ 16,280.02
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 8,000.00*
Net for the Month:	\$ 402.57
Net for the Year:	\$ 219.98

*Robert Cimo - \$4,750.00 & \$3,250.00 for courtyard calking.

November 30, 2009

Total Assets:	\$130,725.44
Income: (Actual)	\$ 15,487.00
Operating Expenses:	\$ 18,792.92
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$ 0.00
Net for the Month:	\$ (2,125.27)
Net for the Year:	\$ (2,292.92)

- B. Delinquency Analysis - The January report was available for Board review.
*MSCM to approve sending a payment plan letter to account #00202-1 Ginakes, assessment amount plus an additional amount within 15 days or a judgment will be filed through small claims.

IV. ADMINISTRATIVE:

- A. Elysian Budget - The Board members reviewed the Elysian budget submitted by Property Management Consultants, Inc.
B. Audit - *MSCM to approve the 2009 audit submitted by Terry Tagwerker.

V. LANDSCAPE:

- A. Landscape Inspection - The Board members were provided a landscape property inspection for December and November, 2009 submitted by Curtis Management.
B. Landscape Walkthrough Punch List - The Board members were provided a landscape walkthrough punch list submitted by Treebeard Landscape.
C. Tree Trimming Bid - *MSCM to table all tree trimming proposals submitted by Del Sol Landscape in the amount of \$2,750.00, New Way Landscape in the amount of \$2,779.70 and SoCal Tree Care in the amount of \$2,846.50. The Board members requested that Dan with Treebeard Landscape review the proposals and give his opinion on which company to use.

VI. MAINTENANCE:

- A. Work Order Logs - The Board members were provided the work order log for December, 2009 for review.
B. Lighting Contract - *MSCM to approve the Common Area Lighting Maintenance Contract submitted by S. Morgan Wetherby for once a month service in the amount of \$100.00.
C. Waste Management - *MSCM to approve mailing a certified letter to Waste Management for damages (oil) in all courtyards. Each courtyard will cost \$200 - \$400 to have Robert Cimo power wash. Inform Waste Management that should they chose to have the courtyards cleaned by one of their vendors and they damage the new caulking they will also be responsible to repair at their expense.

VII. VIOLATIONS:

Homeowner Correspondence - Unit 88 The Board members would like to know if anything has been completed. Management to inspect on next scheduled walkthrough. Unit 11 *MSCM to approve a letter being sent stating that the garage door must be painted to match the front door within 3 months.

VIII. NEXT MEETING:

- A. The next meeting is the Regular Board Meeting scheduled for Thursday, March 25, 2010, at 6:30 p.m. in the shared fitness room.

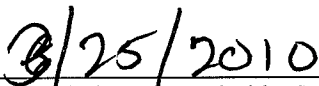
X. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 9:30 p.m.

Board Member: _____



Date: _____



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