

Antares Community Owners Association
Board of Directors Meeting
July 21 2010

I. CALL TO ORDER:

A. Vice President, Hardalo, called the Board meeting to order at 6:34 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President	Alex Novokolsky (arrived 6:40 p.m.)
Vice President	Frank Hardalo
Secretary	Steven Davison
Treasurer	Domenic Fandetti
Director	Rodney Grabinski

C. Others Present:

Kim Hand, CCAM, Community Association Manager ~ Curtis Management Company
Linda Strom, CCAM, PCAM, Recording Secretary
Two Homeowners

II. HOMEOWNERS FORUM:

A. Tenant, Martin Cornheim, attended regarding missing keys to the mailboxes that force residents to go to the Sorrento Valley Post Office to pick up packages. Manager had already sent a letter regarding the problem but had not received a response. The Board offered to talk to the carrier for a resolution.

III. SHOW CAUSE:

- A. Owner of unit #73 came to attend the hearing but stated she could not stay because her son was in Eagle Scouts and she had to get him there on time. She failed to paint shutters and railings as requested by the Board. An unsigned, undated letter had been submitted with her protest. Manager was asked to resend another show cause letter to unit #73 and to also send a show cause to the owners of unit #70 at a different time in the meeting regarding the garage door that is not the correct color and their tenants.
- B. Owner of unit #99 failed to attend. Another show cause letter will be sent for failure to paint shutters and railings. A note stated the work was paid for but funds were used to repair a broken garage door by the maintenance man who said he would return to do the paint work. Another maintenance person should be contacted.
- C. Owner of unit #90 failed to attend. He claimed to have arranged paint work with the maintenance man who has not returned to paint the railings and shutters. A letter was requested that if work is done in 30 days the fines will be waived. Owner also had caulking work that needs to be completed.
- D. Owner of unit #97 complied with the paint request.

IV. MINUTES:

- A. The Board members *MSCM to approve the May 12, 2010 organizational minutes as written.
B. The Board members *MSCM to approve the May 12, 2010 regular minutes as written.

V. FINANCIALS:

- A. The Board members reviewed the financials for the periods ending May & June, 2010.
*MSCM to accept the financials, subject to independent audit.

	<u>June 30, 2010</u>
Total Assets:	\$127,302.78
Income: (Actual)	\$ 16,890.50
Operating Expenses:	\$ 11,631.41
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$.00
Net for the Month:	\$ 5,259.09

Net for the Year:	\$ 12,500.37
	<u>May 31, 2010</u>
Total Assets:	\$121,321.92
Income: (Actual)	\$ 20,815.00
Operating Expenses:	\$ 18,140.38
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$.00
Net for the Month:	\$ 2,674.62
Net for the Year:	\$ 7,241.28

B. Financial Questions:

Treasurer, Fandetti, stated \$5,049 in legal fees was more than the Board planned to spend. He also stated the bad debt sum of \$5480 has shorted the planned budget.

C. Delinquency Analysis:

The June & May reports were discussed in Executive Session. It was noted APN#304-061-60-05 paid in full.

VI. ADMINISTRATIVE:

- A. Budget – The budget submitted with no fee increase was reviewed by the Board. It was noted the weight of the trash trucks is damaging the concrete and the trucks are leaking oil. A newsletter item was requested to state the trash trucks will no longer drive into the courtyards. The budget will be voted on next month.
- B. Reserve Study – *MSCM to accept the 2010 reserve study update by Michael J. Ferrara as presented.
- C. Insurance - *MSCM to accept the Berg Insurance/Farmer policy, however, withhold signing the paperwork until Board member, Hardalo, speaks with the agent regarding coverage.

VII. LANDSCAPE:

- A. Landscape Inspection -The Board Members were provided landscape property inspections for May and June, 2010 by Curtis Management.

VIII. MAINTENANCE:

- A. Work Order Logs - The Board members were provided work order logs for May and June, 2010.
- B. Sign – Discussion followed on purchasing a (10) mph speed sign to post at entrance next to sidewalk by pool.

IX. CORRESPONDENCE:

- A. Violation Log - The Board members were provided a June, 2010 violation log for review.
- B. Homeowner Correspondence – Unit #32 complained that the maintenance man used his personal water to power wash the street rather than the community water. Manager was asked to request copies of the owner's water bills for the last three months to determine the cost difference.
- C. Manager was requested to send a show cause letter to unit owner #11 to paint the front and garage doors.

X. NEXT MEETING:

- A. The next meeting will be held on Wednesday, August 25, 2010 at 6:00p.m. in the fitness room.

XI. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 8:45 p.m.

Board Member: 

Date: ~~11~~ 8-25-10

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