

Antares Community Owners Association  
Board of Directors Meeting  
March 25, 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 ~ Curtis Management Company  
Linda Strom, CCAM, PCAM, Recording Secretary  
Two Homeowners

II. HOMEOWNERS FORUM:

- A. Owner, Duc, attended to report another person was going through the trash cans in addition to one reported already. The Board advised the issue needed to be reported to the Police.
- B. Owner, Camille Hastings, volunteered to organize a community garage sale. The Board will set a date and notify her.

III. MINUTES:

A. The Board members \***MSCM** to approve the February 16, 2010 minutes as written.

IV. FINANCIALS:

A. The Board members reviewed the financials for the period ending February 28, 2010.  
\***MSCM** to accept the financials, subject to independent audit.

	<u>February 28, 2010</u>
Total Assets:	\$121,999.22
Income: (Actual)	\$ 17,933.00
Operating Expenses:	\$ 12,431.82
Reserve Allocation:	\$ 730.00
Reserve Expenses:	<b>\$ 1,795.40</b>
Net for the Month:	\$ 4,320.52
Net for the Year:	\$ 4,068.18

\* Regina Lancaster (Pool Light) - \$950.00 & Treebeard (Pool Light concrete work) - \$845.40.

B. Financial Questions:

Treasurer, Fandetti, stated the Association is current in payments to their neighbor, Elysian COA.

C. Delinquency Analysis:

The February report was discussed in Executive Session.

V. ADMINISTRATIVE:

A. Reserve Study Proposals – \***MSCM** to approve the 2010 reserve study by Michael J. Ferrara at a cost of \$340.00.

VI. LANDSCAPE:

- A. Landscape Inspection - The Board Members were provided a landscape property inspection for March, 2010 by Curtis Management.
- B. Landscape Punch List - The Board Members were provided a landscape punch list for March, 2010 by Treebeard Landscape.
- C. Tree Trim Bid - \*MSCM to approve the \$2846.50 bid for the continued tree trimming program from So. Cal Tree Care.
- D. Palm Tree Bid - Another bid was requested for the Palm tree trimming due to the expense of doing the work. Frank and Bob volunteered to walk with the new bidders.

The meeting was adjourned into an Executive Session at 7:00p.m. and reconvened at 8:00p.m.

VII. MAINTENANCE:

- A. Work Order Logs - The Board members were provided the work order logs for February and March, 2010.

VIII. VIOLATIONS:

- A. Violation Log - The Board members were provided a March, 2010 violation log for review.
- B. Homeowner Correspondence - Unit #73 has an unkept garage door that is not on the list. The Board requested a show cause letter for the May meeting.

IX. ARCHITECTURAL

- A. Board Member Robert Cimo submitted a request for a neighbor to install a fiberglass door that looks like wood. Pictures were submitted with the argument that it was warranted for ten years and the door would be dent free. It did not meet the color scheme currently approved by the Board. He was told to have the neighbor submit an Architectural form per the policy.
- B. Unit #41 - \*MSCM to approve a request for a front door installation from Chris Wilson. Pictures were submitted and 1, 2, & 4 were approved.

X. NEXT MEETING:

- A. The next meeting is the reconvened Annual Meeting on April 22, 2010 at 6:00p.m. in the fitness room.
- B. The May Meeting is the Regular Board Meeting scheduled for Thursday, May 27, 2010, at 6:30 p.m. in the shared fitness room.

XI. ADJOURNMENT:

- A. The Board members \*MSCM to adjourn the meeting at 8:30 p.m.

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

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

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