

Antares Community Owners Association
Board of Directors Meeting
September 29, 2010

I. CALL TO ORDER:

A. President, Novokolsky, 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

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, PCAM, Recording Secretary

II. SHOW CAUSE:

A. Owner of unit #79 failed to attend. ***MSCM** to fine owner \$50.00 because she failed to paint front and garage door to match.

III. HOMEOWNERS FORUM:

A. No one attended.

IV. MINUTES:

A. The Board members ***MSCM** to approve the August 25, 2010 minutes as written.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending August 31, 2010.
***MSCM** to accept the financials, subject to independent audit.

	<u>August 31, 2010</u>
Total Assets:	\$127,465.20
Income: (Actual)	\$ 15,988.50
Operating Expenses:	\$ 18,104.50
Reserve Allocation:	\$ 730.00
Reserve Expenses:	\$.00
Net for the Month:	(\$ 2,116.00)
Net for the Year:	\$ 11,921.73

C. Delinquency Analysis:

The August report was discussed in Executive Session.

VI. LANDSCAPE:

A. Landscape Walkthrough – The walkthrough is scheduled for September 16, 2010 at 8:30 a.m. Dan will be in attendance.

B. Landscape and Property Inspection Walkthrough – Report was submitted for Board review.

C. Treebeard Landscape Proposal - ***MSCM** to approve a flood light installation by Treebeard for \$595.00 in the pool area.

VII. MAINTENANCE:

A. Work Order Log - The Board members were provided the work order log for August 2010.

B. Pool Service – Discussion followed on a bid received from Kelley's Pool & Spa service. The Board requested two more bids be obtained to replace the pool heater and the Pool Company.

C. Pool Light – A bid was requested to replace the pool light that is out.

VIII. CORRESPONDENCE:

- A. Audit & Tax Return - *MSCM to approve \$800 for Terry Tagwerker to prepare the audit and taxes.
- B. Homeowner Correspondence – Owner, Gregor Schaller of unit #98, requested Architectural approval for window coverings that had been previously installed. The issue was tabled until the Board could look at the window coverings in question at the walk-through tomorrow morning. It was noted the CC&R's only address windows in general. Domenic Fandetti expressed his concern about property values and the inconsistency of window coverings throughout the common area. He suggested a list of what is allowed per the variance in the rules and regulations
- C. Owner of unit #98 asked that stucco damaged by a near by palm tree be repaired. Management stated the work was being done. The Board asked that an apology letter be sent regarding the tree company failing to remove palm tree branches from the gutter.
- D. Owner of unit #72 sent an e-mail dated September 28th regarding a suspected leak in their basement. The leak was noted when their water heater leaked. They stated the water is coming inside from roots of a Bird of Paradise growing outside the window. Management was asked to have the owner hire a leak detection service to determine where any additional water is coming from. Owner requested interior pipes be replaced that were warranted by him previously in his courtyard.

IX. OLD BUSINESS:

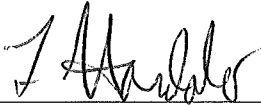
- A. Elysian Towing Policy – The Board was provided copies of both the Antares and Elysian Towing Policies for Board review.
- B. Guard in Attendance - The Board found out the Antares towing policy was not being done in the Courtyards. *MSCM to approve that after three (3) days resident will get red sticker before being towed. After the second ticket the car will be towed within 24 hours with the exception of the red zone. Management was asked to notify Summit Security in writing to enforce the rules equally on both the street and courtyards.
- C. Replacement Key Policy – Antares had a replacement pool key cost of \$50. Elysian has a replacement keycard cost of \$75. *MSCM to have Antares owners purchase a keycard for \$75 from Elysian if they have a defective keycard and ask Antares Board for reimbursement for the additional cost to obtain the keycard.
- D. Special Letters – The Board requested approval of any special letters to owners other than the standard violation form letters via e-mail.
- E. Walk-throughs – The Board does not approve any walk-throughs in their absence.

X. NEXT MEETING:

- A. The next meeting will be held on Wednesday, October 20, 2010 at 6:30p.m. in the fitness room

XI. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 9:00 p.m.

Board Member: 

Date: 1/19/2011

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