

Antares Community Association

Board of Directors Regular Session Meeting December 21, 2011

I. CALL TO ORDER:

A. President; Rodney Grabinski called the regular session meeting to order at 6:35 p.m.

II. ROLL CALL:

A. Board members present:

Rodney Grabinski	President
Frank Hardalo	Vice President
Alex Novokolsky	Secretary
Dave Rubin	Director at Large

Board members absent:

Steve Davison	Treasurer
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B. Staff present:

Kim Hand	Community Association Manager; Recording Secretary
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C. Homeowners present:

Christel Carlyle ~ 12680-11 Carmel Country Road
Bob Cimo ~ 12664-72 Carmel Country Road

III. HOMEOWNERS FORUM:

A. Christel Carlyle ~ 12680-11 Carmel Country Road

1. The Homeowner informed the Board that the painting has been completed except for the trim on the garage. The Homeowner also requested the Board to waive all the penalty assessments from her account.
2. The Board *MSUD, waiving the penalty assessments until the painting was complete and verified at the next walkthrough. The Board will discuss this item at the January Board meeting.
 - Community Association Manager; Kim Hand will add unit #11 painting to the Agenda.

IV. MINUTES:

A. The Board *MSUA, the regular session meeting minutes from October 25, 2011.

V. FINANCIAL:

A. The Board TABLED the financial ending November 30, 2011.

<u>NOVEMBER 2011</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
Total Assets:	\$115,926.54	\$115,926.54
Income:	\$16,940.50	\$16,500.00
Operating Expenses:	\$17,346.41	\$17,346.41
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$0.00*	\$0.00*
Net Operating for the Month:	(\$405.91)	(\$846.41)
Net Operating Year to Date:	(\$18,498.64)	(\$16,669.64)

*MSUA - Moved, Seconded, Unanimously Approved

*MSCMA - Moved, Seconded, Carried by Majority Approval

*MSUD - Moved, Seconded, and Unanimously Declined

B. The Board TABLED the financial ending October 31, 2011.

OCTOBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$115,491.48	\$115,491.48
Income:	\$14,230.50	\$16,500.00
Operating Expenses:	\$25,490.23	\$25,490.23
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$5,833.00*	\$5,833.00*
Net Operating for the Month:	(\$11,259.73)	(\$8,990.23)
Net Operating Year to Date:	(\$11,259.73)	(\$8,990.23)

* Antares COA ~ \$5,833.00

C. The Board TABLED the financial ending September 30, 2011.

SEPTEMBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$123,575.26	\$123,575.26
Income:	\$17,580.50	\$16,500.00
Operating Expenses:	\$20,054.53	\$20,054.53
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$2,279.00*	\$2,279.00*
Net Operating for the Month:	(\$2,474.03)	(\$3,554.53)
Net Operating Year to Date:	(\$23,934.18)	(\$24,599.18)

* Elysian COA ~ \$2,279.00

VI. DELINQUENCIES:

A. Delinquency & Fine Matrix Report -

1. The November 30, 2011 delinquency and fine matrix report was supplied for the Board to review.

VII. ADMINISTRATIVE:

A. Small Claims Legal Counsel & Collections -

1. The Board *MSUA, Dillingham & Associates Law Office's collection contract.

B. Email/Board Meetings -

1. The Email/Board Meetings correspondence was supplied for the Board to review.

VIII. LANDSCAPE:

A. Walkthrough -

1. The next walkthrough is scheduled for Thursday, January 19, 2012 at 8:30 a.m.

B. Walkthrough Report -

1. The October 27, 2011 walkthrough report was supplied for the Board to review.

C. Tree Trimming Proposal -

1. The tree trimming proposal submitted by Urban Tree Care was supplied for the Board to review.
2. The Board requested Dan with Treebeard review the proposal to see what is needed.
 - Community Association Manager; Kim Hand will follow up with Dan.

IX. MAINTENANCE:

A. Guest Parking Stucco Wall(s) -

1. The Board *MSUA, repairing all damaged guest parking stucco walls throughout the community.
 - Community Association Manager; Kim Hand will inspect all stucco walls and process a work order to complete the work.

*MSUA - Moved, Seconded, Unanimously Approved

*MSCMA - Moved, Seconded, Carried by Majority Approval

*MSUD - Moved, Seconded, and Unanimously Declined

B. Reserve Study Maintenance Schedule -

1. The reserve study maintenance schedule was supplied for the Board to review.

C. Fire Lane Painting Proposals -

1. The Board *MSUA, Pro-Tech Painting's proposal to re-paint the fire lanes throughout the community, in the amount of \$1,100.00.

X. CORRESPONDENCE:

A. Homeowner Correspondence -

1. The Homeowner correspondence for the month was supplied for the Board to review.
2. The Board *MSUD, Thomas Schutz - 12672-56 Carmel Country Road's request for a parking permit due to the Homeowner only owning one vehicle, not three or more as the policy states.
 - Community Association Manager; Kim Hand will send a letter to Thomas Schutz informing him that his parking permit request has been denied (include parking permit policy).
3. The Board *MSUD, Phil Sheng - 12684-8 Carmel Country Road's request to remove a cat.
 - Community Association Manager; Kim Hand will send a letter to Phil Sheng informing him that his request is outside the HOA/Board's scope of work.

XI. UNFINISHED BUSINESS:

A. Rules & Regulations -

1. The rules and regulation revisions are on hold at this time.

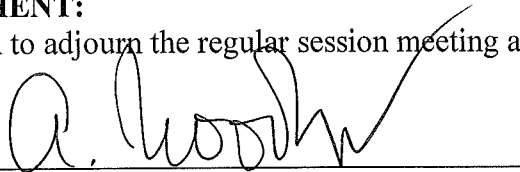
B. Exit Gate -

1. No discussion.

XII. ADJOURNMENT:

- A. *MSUA to adjourn the regular session meeting at 8:30 p.m.

Board Member: _____



Date: _____