

Antares Community Owners Association
Board of Directors Meeting
February 16, 2011

I. CALL TO ORDER:

- A. President, Novokolsky, called the Board meeting to order at 6:40 p.m. in the shared Elysian Fitness Facility.
- B. Roll Call / Board Members Present:
 - President Alex Novokolsky
 - Vice President Frank Hardalo
 - Secretary Steven Davison
 - Director Rodney Grabinski
- C. Others Present:
 - Kim Hand, CCAM, Community Association Manager ~ Curtis Management Company
 - Linda Strom, PCAM, Recording Secretary
- D. Absent:
 - Treasurer Domenic Fandetti

II. HOMEOWNERS FORUM:

- A. Robert Cimo attended the Board to discuss the dust bowl issue caused by a trucking company. He stated the proper equipment was not used, no water available to keep the dust down, the work was staged on private property without any notice, Association asphalt was damaged, and 6 homes were covered in dirt including windows, sidewalks, and shrubs. He wanted to submit a bid but had not worked out the details and said it would be between \$3000.00 and \$5000.00. Manager stated she spoke with the insurance company who will pay for damages and that letters had been sent to owners requesting a list of damages from the incident. The Board requested two other bids for comparison.
- B. Stewart Agralla of unit #76 attended to ask why no notice was given regarding the incident. He stated his carpet had black mud on it. He reported he works at night and inquired why there was no system in place to notify owners of emergencies. He also reported the mail boxes leak when it rains and his mail gets wet. It was noted the top of the mail box needs to be resealed. He wanted to know how to get another trash can and asked if he could put his address number on it. Management will give him a number for the trash company. The Board asked if he would consider running for the Board of Directors at the next Annual Meeting and he stated he would consider it. Also manager was asked to put the emergency communications issue on the next agenda.
- C. Bill Wild attended to represent Margaret Wood of unit #73 because she was stuck in traffic and could not be there on time. Her issue was an Architectural violation that had not been resolved.

III. SHOW CAUSE:

- A. Unit #90 owner failed to attend the meeting regarding removal of an unapproved flower design in the garage window. *MSUC to fine \$50 for failure to comply with the Architectural Guidelines.
- B. Unit #24 owner failed to attend the meeting regarding a request to repair/replace the bottom panel of the garage door. *MSUC to fine \$50 for failure to comply with the Architectural Guidelines.

IV. MINUTES:

The Board members *MSCM to approve the January 19, 2011 minutes as corrected. Under VIII Correspondence, G, the second sentence was removed in its entirety.

V. FINANCIALS:

- A. The Board members reviewed the financials for the periods ending January 31, 2011.
*MSCM to accept the financials, subject to independent audit.

	<u>January 31, 2011</u>
Total Assets:	\$127,160.79
Income: (Actual)	\$ 15,018.50

Operating Expenses:	\$ 19,311.92
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$.00
Net for the Month:	(\$ 4,293.42)
Net for the Year:	(\$ 13,108.52)

C. Year End Statement:

The September 30, 2009/2010 year end report was provided for Board review.

D. 2009 Audit:

*MSUC to approve the audit as presented by auditor Terry Tagwerker.

E. Taxes:

*MSUC to approve the 2009/2010 tax return as presented by auditor Terry Tagwerker.

F. Use Tax Proposal:

*MSUC to deny the proposal submitted by Beck and Company because no out of State Contractors are used by the Association.

VI. ADMINISTRATION:

- A. Rules and Regulations: *MSUC to table until the next Board Meeting noting that keys and Parking rules need to be updated.

VII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for Thursday, February 17, 2011 at 8:30 a.m.
B. Landscape and Property Inspection Walkthrough – January 20, 2011 reports were provided for Board review.

VIII. MAINTENANCE:

- A. Work Order Report – January's report was provided for Board review.

IX. NEW BUSINESS:

- A. Exit Gate – A bid of \$17,036.05 was submitted to install a gate at the Townsgate access by P.G & A. The Board requested to table until other bids are received.
B. The water feed discussion to Elysian was also tabled until another time.

X. CORRESPONDENCE:

- A. The correspondence was available for Board review.

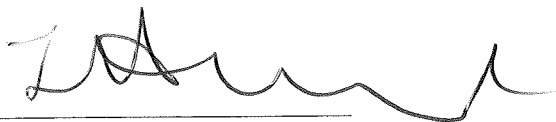
XI. NEXT MEETING:

- A. The next meeting will be held on Wednesday, March 16, 2011 at 6:30p.m. in the fitness room.

XII. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 8:20 p.m.

Board Member: _____



Date: _____

4/20/2011

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