

Antares Community Owners Association
Board of Directors Meeting
January 19, 2011

I. CALL TO ORDER:

A. President, Novokolsky, called the Board meeting to order at 6:36 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	(arrived at 7:17 p.m.)

C. Others Present:

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

II. HOMEOWNERS FORUM:

A. None

III. SHOW CAUSE:

A. None

IV. MINUTES:

A. The Board members ***MSCM** to approve the November 17, 2010 minutes as corrected. II Owners Forum, B, Delete third sentence in its entirety. Also delete last four words in the following fourth sentence and add "to address the owner's issues."

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending November 30, and December 31, 2010. ***MSCM** to accept the financials, subject to independent audit.

	<u>December 31, 2010</u>
Total Assets:	\$128,102.97
Income: (Actual)	\$ 17,065.50
Operating Expenses:	\$ 26,664.94
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$.00
Net for the Month:	(\$ 9,599.44)
Net for the Year:	(\$ 8,815.10)

	<u>November 30, 2010</u>
Total Assets:	\$139,625.60
Income: (Actual)	\$ 16,905.50
Operating Expenses:	\$ 12,269.21
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 2,555.00*
Net for the Month:	\$ 4,636.29
Net for the Year:	\$ 3,784.34
* Bob Cimo \$2,555.00	

C. Delinquency Analysis:

The January report was discussed in Executive Session.

VI. ARCHITECTURAL:

- A. *MSCM to deny new gate installation until Board can see it on next walk through. The Architectural form did not have any neighbor signatures. The Board also wants a photo of the gate to be attached to the Architectural form for owner Mary Hails at unit #21.
- B. *MSCM to approve window covering request for owner Yang at unit #42. Picture was provided.
- C. *MSCM to deny window and door rice paper covering for owner, Sato of unit #43.
- D. *MSCM to send Rules and Regulations to owner who illegally installed a satellite dish on back of the building. Rules state it should be on a tri-pod or the roof for owner Sampson at unit #15.
- E. *MSCM to approve window covering request for owner Lin of unit #27.

VII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for Thursday, January 20, 2011 at 8:30 a.m.
- B. Landscape and Property Inspection Walkthroughs – November 18, 2010 report was provided for Board review. It was noted broken lights had not been removed and that several items had not been followed up on the Landscape inspection list.
- B. Urban Tree Care Proposal - *MSCM to approve the tree trim and tree removal bid of \$1,655.00 for 41 trees submitted by Urban Tree Care. It was noted that Palm trees require trimming twice a year because they drop seed pods twice a year.

VIII. CORRESPONDENCE:

- A. Homeowner Correspondence – was provided for Board review and possible action.
- B. The Board requested management to start listing Architectural rules in the newsletter starting with satellite dish rules.
- C. Discussion followed on information provided to the owners versus the tenants. It was noted that newsletters were mailed to all on site addresses which include the tenants and to off site owner addresses.
- D. A suggestion was made to mail the rules and regulations annually to the membership. Management reminded the Board that the key policy and parking policies needed to be updated.
- F. A letter submitted by Board Member Frank Hardalo was reviewed regarding a legal issue. The Board determined to have legal Counsel review the situation and see if it applies to the Association.
- G. Owner of unit #71 complained that a tree was removed and replaced with a smaller tree. Management was asked to invite him on the monthly walk through to see how decisions are made by the volunteers.
- H. Owner of unit #26 requested some trees and plants be trimmed. The work will be scheduled soon.
- I. Owner of unit #XX wrote to report a speeder that endangers lives as she speeds through the complex. It was determined the owner was from Elysian Community, however, management was asked to put the speed limit in the newsletter and state that 30 miles an hour is to fast for the area.
- J. Owner of unit #15 requested an explanation of the paint color on his garage door. The issue will be addressed on the walk through.

IX. NEW BUSINESS:

- A. None

X. NEXT MEETING:

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

XI. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 8:50 p.m.

Board Member: 

Date: 2/16/2011

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