

Antares Community Owners Association  
Board of Directors Meeting  
July 20, 2011

I. CALL TO ORDER:

A. President Rodney Grabinski called the Board meeting to order at 6:30 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President	Rodney Grabinski	
Vice President	Frank Hardalo	
Secretary	Alex Novokolsky	(Absent)
Treasurer	Steven Davison	
Director	David Rubin	

C. Others Present:

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

II. HOMEOWNERS FORUM:

- A. Owner Sabine Alberti of #91 attended the meeting in response to a letter requesting she consider removing her Ficus trees planted near the guest parking lot wall or be responsible when the roots damage the wall. She in turn reported a neighbor in unit #89 whose trees were pushing against her fence in corner that may damage the fence. Management was asked to send a courtesy letter.
- B. Owner Caroline of #28 attended to request a 300 series parking permit for her son because two cars are parked in the garage and he parks in the driveway blocking access to unit #30 front door. It was suggested the curb across the street be painted red to prevent tight parking in the area. The Board approved the request.

III. MINUTES:

A. The Board members \***MSCM** to approve the June 15, 2011 minutes as written.

IV. FINANCE COMMITTEE:

- A. Dorothy Wilson reported that there was a jump in receivables in April. It was caused by bad debt being removed. She also reported the tree trimming was over budget. The work is completed for this year. Last, she noticed the trash expenses increased. The contract is up and has been on a month to month basis. Management was asked to get a new contract proposal from Waste Management.
- B. Dave Rubin asked what the procedure was for picking up large items. Just call and you will be charged \$25 for the trip charge.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending June 30, 2011. \***MSCM** to approve the financials subject to audit.

	<u>June 30, 2011</u>
Total Assets:	\$122,136.41
Income: (Actual)	\$ 15,385.50
Operating Expenses:	\$ 20,788.74
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 0.00*
Net for the Month:	(\$ 5,403.24)
Net for the Year:	(\$ 13,279.60)

B. A reimbursement check from Infinity Select Insurance Company of \$11,455.00 was received for damages caused by the diesel spill.

VI. ADMINISTRATION:

- A. Insurance Proposals: Discussion followed on proposals from Berg Insurance (Farmers) and Mahoney Group (Travlers). The Berg Insurance policy was 5% less than last year, however, The D&O insurance was listed as one million rather than two million like last year. \*MSCM to approve Berg Insurance quote provided the D&O two million coverage is confirmed.
- B. Western Towing Service Agreement: \*MSCM to deny the service agreement because it gave them towing sweeps at any time. Management was asked to get quotes on painting curbs red.

VII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for Thursday, July 26, 2011 at 8:30 a.m. Note: Manager was asked to check for an illegal satellite dish on unit #106.
- B. Landscape and Property Inspection Walkthrough – June 16, 2011 report was provided for Board review.

VIII. CORRESPONDENCE:

- A. The correspondence was available for Board review.
- B. Owner Angel Pena of unit #77 has not painted her garage door to match the front door. One is cream and the other is brown. The fine will be rescinded if garage door is painted within 30 days.
- C. Owner Diane Goodwin of unit #18 was also asked to paint her garage and front door to match. Owner claimed she painted the doors in 2009. The condition of the doors is in question and will be noted on the next walk-through.
- D. \*MSCM to issue a 300 series parking permit to Phil Sheng for a Moped and request it be parked in the courtyard until a guest parking spot can be located on the next walk-through.

IX. NEXT MEETING:

- A. The next meeting will be held on Wednesday, August 17, 2011 at 6:30p.m. in the fitness room.

X. ADJOURNMENT:

- A. The Board members \*MSCM to adjourn the meeting at 7:50 p.m.

Board Member: 

Date: 8/24/11

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