

Antares Community Owners Association
Board of Directors Meeting
June 15, 2011

I. CALL TO ORDER:

A. President Rodney Grabinski called the Board meeting to order at 7:00 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

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

C. Others Present:

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

II. HOMEOWNERS FORUM:

A. Owner David Rubin reported the phone number was listed incorrectly on the Western Towing sign.

III. SHOW CAUSE:

- A. Unit #52 - *MSCM to fine owner \$50 for failure to patch, repair and paint the white stucco trim above the garage door.
- B. Unit #15 - *MSCM to fine owner \$50 for failure to patch, repair and paint the trim above the garage door and below the window.
- C. Unit #63 - *MSCM to fine owner \$50 for failure to paint the garage door to match the front door and to replace the bottom panel of the garage door.
- D. Owners of unit #109 showed up. They were unable to locate the glass needed to be replaced at the front door. They were given another month to locate the needed glass.

IV. MINUTES:

The Board members *MSCM to approve the May 25, 2011 minutes as written.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending February 28, March 31, April 30, and May 31, 2011. *MSCM to approve the financials subject to audit.

	<u>May 31, 2011</u>
Total Assets:	\$125,367.71
Income: (Actual)	\$ 19,718.50
Operating Expenses:	\$ 18,780.93
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 0.00*
Net for the Month:	\$ 937.57
Net for the Year:	(\$ 7,876.36)

	<u>April 30, 2011</u>
Total Assets:	\$123,144.14
Income: (Actual)	\$ 15,604.50
Operating Expenses:	\$ 13,957.77
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 0.00*
Net for the Month:	\$ 1,646.73
Net for the Year:	(\$ 8,813.93)

	<u>March 31, 2011</u>
Total Assets:	\$118,454.73
Income: (Actual)	\$ 18,075.50
Operating Expenses:	\$ 18,017.59
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 4,993 .51*
Net for the Month:	\$ 57.91
Net for the Year:	(\$ 10,460.66)

*Sun Diego Pool Care - \$2,650.00 & Bob Cimo - \$2,343.51

	<u>February 28, 2011</u>
Total Assets:	\$122,733.64
Income: (Actual)	\$ 14,974.50
Operating Expenses:	\$ 12,384.55
Reserve Allocation:	\$ 745.00
Reserve Expenses:	\$ 9,455 .00*
Net for the Month:	\$ 2,589.95
Net for the Year:	\$ 32,855.57

*ATI - \$1,315.00 & Fuller Paving - \$8,140.00

VI. ADMINISTRATION:

- A. Proposed Budget: *MSCM to approve the proposed budget after reviewing spread sheet provided by Treasurer with no fee increase for next year. Budget will be effective October 1, 2011 through September 30, 2012.

VII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for Thursday, June 16, 2011 at 8:30 a.m.
B. Landscape and Property Inspection Walkthrough – May 19, 2011 report was provided for Board review.

VIII. MAINTENANCE:

- A. Work Order Report – May 1, 2011 report was provided for Board review.
B. Entrance Gate – Four proposals were discussed regarding the installation of an entrance gate. *MSCM to table discussions due to the fact that an electrical source has to be determined to be able to operate any gate selected.

IX. CORRESPONDENCE:

- A. The correspondence was available for Board review.
B. Owner, Dorothy Wilson requested a tree be removed. The Board will address the issue at the next walk-through.
C. *MSCM to approve payment of \$244.00 for resident Kevin McDonald of unit #61 carpet cleaning that was soiled during the road work earlier this year.

X. NEXT MEETING:

- A. The next meeting will be held on Wednesday, July 20, 2011 at 6:30p.m. in the fitness room.

XI. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 7:35 p.m.

Board Member: Steve Jani
Date: 7/20/11

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