

Antares Community Owners Association
Board of Directors Meeting
May 25, 2011

I. CALL TO ORDER:

A. Vice President Frank Hardalo called the Board meeting to order at 6:40 p.m. in the shared Elysian Fitness Facility.

B. Roll Call / Board Members Present:

President	Rodney Grabinski	(arrived at 7:10 p.m.)
Vice President	Frank Hardalo	
Secretary	Alex Novokolsky	
Treasurer	Steven Davison	
Director	David Rubin	(Absent)

C. Others Present:

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

II. HOMEOWNERS FORUM:

A. Owner Dorothy Wilson of unit #30 attended regarding parking issues. Discussion followed on what could be done through Western Towing and possibly painting additional curbs red.

III. SHOW CAUSE:

- A. Unit #107 owner painted the front door and garage the same color as requested.
- B. Unit #77 owner painted the garage door to match the front door.
- C. *MSUC to fine \$50 to Unit owner #11 for failure to paint the patched trim as requested.

IV. MINUTES:

The Board members *MSCM to approve the April 20, 2011 minutes as written.

V. FINANCIALS:

A. The Board members reviewed the financials for the periods ending February 28, March 31, and April 30, 2011. *MSCM to table the financials until Dorothy Wilson could review them.

	<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. Reserve Study: *MSUC to approve Michael Ferrara's reserve study update as presented.
- B. Proposed Budget: Steven Davison had prepared a spread sheet from the proposed budget submitted by management. Suggested changes were made that will be finalized next month. It was noted there was no need to increase the dues for the next fiscal year.

VII. ARCHITECTURAL:

Unit #13 Architectural request regarding a black light fixture above the entry door was cancelled. Owner had removed the light.

VIII. LANDSCAPE:

- A. Landscape Walkthrough – The walkthrough is scheduled for Thursday, June 16, 2011 at 8:30 a.m.
- B. Landscape and Property Inspection Walkthrough – April 21, 2011 report was provided for Board review.
- C. Tree Trimming Bid - *MSUC to ratify e-mail vote of May 3, 2011 for approval of \$5,380.00 to Urban Tree Care for tree trimming work.

IX. MAINTENANCE:

- A. Work Order Report – April 2011 report was provided for Board review.
- B. Entrance Gate – Three proposals were provided from A Garage Door & Gate Store, Inc., San Diego Iron Gates, Inc., and Pacific Gate & Automation Inc. Discussion followed on cost, problems and benefits regarding installing a gate system. It was decided the issue should be discussed when the whole Board was present.

X. CORRESPONDENCE:

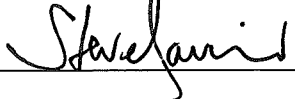
- A. The correspondence was available for Board review.
- B. Management was asked to send a letter to the owner/tenant of unit #8 because they were having garage sales. The Board decided a Community Annual garage sale will be held last Saturday of July.

XI. NEXT MEETING:

- A. The next meeting will be held on Wednesday, June 15, 2011 at 6:30p.m. in the fitness room.

XII. ADJOURNMENT:

- A. The Board members *MSCM to adjourn the meeting at 7:00 p.m.

Board Member: 

Date: 6-15-11

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