

Antares Community Association

Board of Directors Regular Session Meeting February 15, 2012

I. CALL TO ORDER:

A. Vice President; Frank Hardalo called the regular session meeting to order at 6:39 p.m.

II. ROLL CALL:

A. Board members present:

Frank Hardalo	Vice President
Steve Davison	Treasurer
Alex Novokolsky	Secretary

Board members absent:

Rodney Grabinski	President
Dave Rubin	Director at Large

B. Staff present:

Kim Hand	Community Association Manager; Recording Secretary
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C. Homeowners present:

Tom Schutz (Tenant) ~ 12672-56 Carmel Country Road

III. HOMEOWNERS FORUM:

A. Tom Schutz ~ 12672-56 Carmel Country Road

1. The Tenant requested that the Board reconsider allowing him to have a resident parking permit.
2. The Board reviewed the correspondence dated February 13, 2012.
 - Community Association Manager; Kim Hand will include the correspondence in the March Board packet for the Board to discuss.

IV. MINUTES:

A. The Board TABLED, the regular session meeting minutes from January 18, 2012.

V. FINANCIAL:

A. The Board *MSUA, the financial ending January 31, 2012.

JANUARY 2012	ACTUAL	FINANCIAL
Total Assets:	\$123,140.68	\$123,140.68
Income:	\$15,092.50	\$16,500.00
Operating Expenses:	\$13,907.18	\$13,907.18
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$0.00*	\$0.00*
Net Operating for the Month:	\$1,185.32	\$2,592.82
Net Operating Year to Date:	(\$13,939.75)	(\$11,528.75)

*MSUA - Moved, Seconded, Unanimously Approved

*MSCMA - Moved, Seconded, Carried by Majority Approval

*MSUD - Moved, Seconded, and Unanimously Declined

B. The Board *MSUA, the financial ending December 31, 2011.

DECEMBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$119,791.18	\$119,791.18
Income:	\$17,325.50	\$16,500.00
Operating Expenses:	\$13,951.93	\$13,951.93
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$0.00*	\$0.00*
Net Operating for the Month:	\$3,373.57	\$2,548.07
Net Operating Year to Date:	(\$15,125.07)	(\$14,121.57)

C. The Board *MSUA, the financial ending November 30, 2011.

NOVEMBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$115,926.54	\$115,926.54
Income:	\$16,940.50	\$16,500.00
Operating Expenses:	\$17,346.41	\$17,346.41
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$0.00*	\$0.00*
Net Operating for the Month:	(\$405.91)	(\$846.41)
Net Operating Year to Date:	(\$18,498.64)	(\$16,669.64)

D. The Board *MSUA, the financial ending October 31, 2011.

OCTOBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$115,491.48	\$115,491.48
Income:	\$14,230.50	\$16,500.00
Operating Expenses:	\$25,490.23	\$25,490.23
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$5,833.00*	\$5,833.00*
Net Operating for the Month:	(\$11,259.73)	(\$8,990.23)
Net Operating Year to Date:	(\$11,259.73)	(\$8,990.23)

* Antares COA ~ \$5,833.00

E. The Board *MSUA, the financial ending September 30, 2011.

SEPTEMBER 2011	ACTUAL	FINANCIAL
Total Assets:	\$123,575.26	\$123,575.26
Income:	\$17,580.50	\$16,500.00
Operating Expenses:	\$20,054.53	\$20,054.53
Reserve Allocation:	\$745.00	\$745.00
Reserve Expenses:	\$2,279.00*	\$2,279.00*
Net Operating for the Month:	(\$2,474.03)	(\$3,554.53)
Net Operating Year to Date:	(\$23,934.18)	(\$24,599.18)

* Elysian COA ~ \$2,279.00

VI. DELINQUENCIES:

A. Delinquency & Fine Matrix Report -

1. The January 31, 2012 delinquency and fine matrix report was supplied for the Board to review.
2. Angel Pena – 12660-77 Carmel Country Road
 - Community Association Manager; Kim Hand will send a 30-day notice to complete the garage door painting or the Board will pursue small claims.

*MSUA - Moved, Seconded, Unanimously Approved

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*MSCMA - Moved, Seconded, Carried by Majority Approval

*MSUD - Moved, Seconded, and Unanimously Declined

- Community Association Manager; Kim Hand will obtain garage door painting proposals for unit 77.

VII. LANDSCAPE:

A. Walkthrough -

1. The next walkthrough is scheduled for Thursday, February 16th, 2012 at 8:30 a.m.

VIII. CORRESPONDENCE:

A. Homeowner Correspondence -

1. The Homeowner correspondence for the month was supplied for the Board to review.
 - Community Association Manager; Kim Hand will process a work order to have Treasurer; Steve Davison's light replaced.

IX. UNFINISHED BUSINESS:

A. Parking & Towing Rules -

1. The Board TABLED the parking & towing rules until all Board members are present.

B. Tree Trimming Proposals -

1. Pending Dan with Treebeard's recommendations.
2. Pending revised Urban Tree Care proposal
3. Pending 2 additional proposals (Landsystems, Bemus & Valley Crest)

C. Reserve Study Maintenance Schedule -

1. No discussion.

D. Rules & Regulations -

1. The rules and regulation revisions are on hold at this time.

E. Exit Gate -

1. No discussion.

X. ADJOURNMENT:

- A. *MSUA to adjourn the regular session meeting at 8:06 p.m.

Board Member: _____



Date: _____

7/18/2012