

# *Antares Community Association*

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## **Board of Directors Regular Session Meeting January 18, 2012**

### **I. CALL TO ORDER:**

- A. President; Rodney Grabinski called the regular session meeting to order at 6:35 p.m.

### **II. ROLL CALL:**

- A. Board members present:

Rodney Grabinski	President
Alex Novokolsky	Secretary
Dave Rubin	Director at Large

- Board members absent:

Frank Hardalo	Vice President
Steve Davison	Treasurer

- B. Staff present:

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

Phil Sheng (Tenant) ~ 12684-8 Carmel Country Road

### **III. HOMEOWNERS FORUM:**

- A. Phil Sheng ~ 12684-8 Carmel Country Road

1. The Tenant requested reimbursement for having his guest's vehicle towed.
2. The Board \*MSUD, reimbursing the tenants for the vehicle tow.
  - Community Association Manager; Kim Hand will send a letter informing the Tenant of the Board's decision.

### **IV. SHOW CAUSE:**

- A. Nita Smith ~ 12668-63 Carmel Country Road

1. The Homeowner was not present.
2. The Board \*MSUA, applying a penalty assessment of \$50.00 to account A1-04063-2.

- B. Mark Little ~ 12668-68 Carmel Country Road

1. The Homeowner was not present.
2. The Board \*MSUA, applying a penalty assessment of \$50.00 to account A1-04068-4.

### **V. MINUTES:**

- A. The Board \*MSUA, the regular session meeting minutes from December 21, 2011.

## VI. FINANCIAL:

A. The Board TABLED the financial ending December 31, 2011.

<u>DECEMBER 2011</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
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:	<b>\$0.00*</b>	<b>\$0.00*</b>
Net Operating for the Month:	\$3,373.57	\$2,548.07
Net Operating Year to Date:	(\$15,125.07)	(\$14,121.57)

B. The Board TABLED the financial ending November 30, 2011.

<u>NOVEMBER 2011</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
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:	<b>\$0.00*</b>	<b>\$0.00*</b>
Net Operating for the Month:	(\$405.91)	(\$846.41)
Net Operating Year to Date:	(\$18,498.64)	(\$16,669.64)

C. The Board TABLED the financial ending October 31, 2011.

<u>OCTOBER 2011</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
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:	<b>\$5,833.00*</b>	<b>\$5,833.00*</b>
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

D. The Board TABLED the financial ending September 30, 2011.

<u>SEPTEMBER 2011</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
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:	<b>\$2,279.00*</b>	<b>\$2,279.00*</b>
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

## VII. DELINQUENCIES:

A. Delinquency & Fine Matrix Report -

1. The December 31, 2011 delinquency and fine matrix report was supplied for the Board to review.

\*MSUA - Moved, Seconded, Unanimously Approved

\*MSCMA - Moved, Seconded, Carried by Majority Approval

\*MSUD - Moved, Seconded, and Unanimously Declined

**VIII. LANDSCAPE:**

- A. Walkthrough -
  - 1. The next walkthrough is scheduled for Thursday, January 19<sup>th</sup>, 2012 at 8:30 a.m.
- B. Walkthrough Report -
  - 1. The December 15<sup>th</sup>, 2011 walkthrough report was supplied for the Board to review.

**IX. CORRESPONDENCE:**

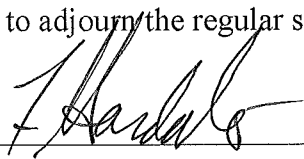
- A. Homeowner Correspondence -
  - 1. The Homeowner correspondence for the month was supplied for the Board to review.

**X. UNFINISHED BUSINESS:**

- A. 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)
- B. Reserve Study Maintenance Schedule -
  - 1. No discussion.
- C. Rules & Regulations -
  - 1. The rules and regulation revisions are on hold at this time.
- D. Exit Gate -
  - 1. No discussion.

**XI. ADJOURNMENT:**

- A. \*MSUA to adjourn the regular session meeting at 8:30 p.m.

Board Member: 

Date: 3/22/12