

Antares Community Association

Board of Directors Regular Session Meeting Minutes July 18, 2012

I. CALL TO ORDER:

- A. President; Rodney Grabinski called the regular session meeting to order at 6:30 p.m. in the shared facility.

II. ROLL CALL:

- A. Board members present:
 - Rodney Grabinski President
 - Frank Hardalo Vice President
 - Steve Davison Treasurer
 - Alex Novokolsky Secretary
 - Dave Rubin Director at Large

- B. Staff present:
 - Kim Hand Community Association Manager; Recording Secretary

- C. 8 Homeowners present

III. HOMEOWNERS FORUM:

- A. A Homeowner asked the Board about the towing policy.
- B. A Homeowner asked the Board about tree trimming.

IV. MINUTES:

- A. The Board *MSUA, the regular session meeting minutes from May 17, 2012.
- B. The Board *MSUA, the reconvened annual meeting minutes from April 18, 2012.
- C. The Board *MSUA, the regular session meeting minutes from March 21, 2012.

V. FINANCIAL:

- A. The Board TABLED, the financial ending June 30, 2012.
- B. The Board TABLED, the financial ending May 31, 2012.
- C. The Board TABLED, the financial ending April 30, 2012.
- D. The Board TABLED, the financial ending March 31, 2012.

VI. ADMINISTRATIVE:

- A. 2012/2013 Proposed Budget -
 - 1. The Board TABLED the 2012/2013 proposed budget submitted by Curtis Management Company.
- B. 2012 Reserve Study -
 - 1. The Board TABLED the 2012 reserve study submitted by Intraspect.

VII. ARCHITECTURAL:

A. Architectural Request

1. The Board *MSCMA, 12674-37 Carmel Country Rd. architectural request to apply bamboo stained glass window film over the front door.

VIII. LANDSCAPE:

A. Walkthrough Report -

1. The May 17, 2012 walkthrough report was supplied for the Board to review.

B. Walkthrough Schedule -

1. The next walkthrough is scheduled for Thursday, July 19, 2012 at 8:30 a.m.

IX. NEW BUSINESS:

A. The Board TABLED the following items:

1. Distribution of Regular Business Responsibilities.
2. Patio Wall Repair Responsibility
3. Slurry Seal
4. Resurface & Retile Pool
5. Damaged Concrete Courtyards
6. Dying Concrete Surfaces
7. Perimeter Wall Power Washing
8. Skin Patch 2 Damaged Pavement Spots
9. Fence & Wall Issue (Facing the Library & School)

B. Tree Trimming -

- Community Association Manager; Kim Hand will obtain tree trimming and removal proposals.

C. 300 Series Parking Permits -

1. The Board TABLED authorizing only resident Homeowners to obtain 300 series parking permits.

X. UNFINISHED BUSINESS:

A. Parking & Towing Rules -

1. The Board reviewed the current parking & towing rules.
 - Community Association Manager; Kim Hand will email the Summit Security parking procedures to the Board to make changes.

B. Rules & Regulations -

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

XI. CORRESPONDENCE:

A. Homeowner Correspondence -

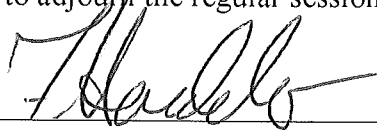
1. The Homeowner correspondence for the month was supplied for the Board to review.
 - Community Association Manager; Kim Hand will contact 12674-34 Carmel Country Road to inform the Homeowner that a petition indicating the specific requirements for short-term rentals is needed in order for the Board to consider the request.

- Community Association Manager; Kim Hand will contact 12678-21 Carmel Country Road to inform the Homeowner that 2 vehicles must be maintained in the garage. If the vehicle will not fit in the garage an inspection will be required by the Board. If built-ins are restricting access to a 2nd vehicle then the Board will allow one vehicle to be placed on the parking variance list for 1 month (max) so the Homeowner can repair the garage.
- Community Association Manager; Kim Hand will notify 12680-14 Carmel Country Road that their request for permission to have a Pod delivered to the property was approved.

XII. ADJOURNMENT:

A. *MSUA to adjourn the regular session meeting at 10:06 p.m.

Board Member: _____



Date: _____