

Antares

Community Owners Association

Board of Directors Regular Session Meeting Minutes February 27, 2013

I. CALL TO ORDER:

- A. President; Rodney Grabinski called the regular session meeting to order at 6:40 p.m. in the Shared facility.

II. ROLL CALL:

- A. Board members present:

Rodney Grabinski	President
Frank Hardalo	Vice President
Steve Davison	Treasurer
Dave Rubin	Director at Large

Board members absent:

Alex Novokolsky	Secretary
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- B. Staff present:

Kim Hand	Community Association Manager; Recording Secretary
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III. MINUTES:

- A. The Board *MSUA, the regular session meeting minutes from January 16, 2013.

IV. FINANCIALS:

- A. The Board *MSUA, the financials ending January 31, 2013.

JANUARY 2013	ACTUAL	FINANCIAL
Total Assets:	\$121,623.65	\$121,623.65
Income:	\$17,446.50	\$16,500.00
Expenses:	\$15,416.21	\$15,416.21
Reserve Allocation:	\$1,597.00	\$1,597.00
Reserve Expenses:	\$0.00	\$0.00
Operating Net for the Month:	(\$1,489.65)	(\$805.21)
Operating Net Year to Date:	(\$12,999.07)	(\$11,420.63)

- B. The Board *MSUA, the financials ending December 31, 2012.

DECEMBER 2012	ACTUAL	FINANCIAL
Total Assets:	\$118,779.56	\$118,779.56
Income:	\$15,815.56	\$16,500.00
Expenses:	\$17,305.21	\$17,305.21
Reserve Allocation:	\$1,597.00	\$1,597.00
Reserve Expenses:	\$0.00	\$0.00
Operating Net for the Month:	\$2,030.29	\$1,083.79
Operating Net Year to Date:	(\$10,968.78)	(\$10,336.84)

C. The Board *MSUA, the financials ending November 30, 2012.

<u>NOVEMBER 2012</u>	<u>ACTUAL</u>	<u>FINANCIAL</u>
Total Assets:	\$117,924.63	\$117,924.63
Income:	\$14,385.50	\$16,500.00
Expenses:	\$19,827.59	\$19,827.59
Reserve Allocation:	\$1,597.00	\$1,597.00
Reserve Expenses:	\$0.00	\$0.00
Operating Net for the Month:	(\$1,489.65)	(\$3,327.59)
Operating Net Year to Date:	(\$11,509.42)	(\$10,615.42)

V. MEMBER DELINQUENCY:

A. Delinquency & Fine Matrix Report

1. The most recent delinquency and fine matrix report was supplied for the Board to review.
2. The Board *MSUA, filing a property lien on APN# 304-061-64-05.

VI. ADMINISTRATIVE:

A. Elysian COA 2013 Budget Cover Letter

1. The Elysian COA 2013 budget cover letter was supplied for the Board to review.
2. The Board *MSUA, sending a letter to Elysian COA clarifying the information that was provided in the budget cover letter.

B. Reserve Study Proposals

1. The Board *MSUA, the reserve study submitted by McCaffery, in the amount of \$299.00.

VII. LANDSCAPE:

A. Walkthrough

1. The next walkthrough is scheduled for February 28, 2013 at 8:30 a.m.

B. Walkthrough Report

1. The January 17, 2013 walkthrough report was supplied for the Board's review.

C. Replacement and Relocation of Backflow - Elysian

1. The replacement and relocation of a backflow located on Elysian's property was supplied for the Board's review. The proposal will be supplied to Elysian's Board of Directors.

D. Tree Trimming Proposals

1. The Board *MSUA, the tree trimming proposal submitted by Urban Tree Care, in the amount of \$2,095.00.

VIII. MAINTENANCE:

A. Courtyard Power Washing Proposal

1. The Board *MSUA, the courtyard power washing proposal (2 courtyards) submitted by Bob Cimo, in the amount of \$500.00.

IX. CORRESPONDENCE:

A. Homeowner Correspondence

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

X. ADJOURNMENT:

A. The Board *MSUA, adjourning the regular session meeting at 8:47 p.m.

Board Member: T. Hand

Date: 3/20/2013