

**Antares Community Association  
General Session Meeting Minutes  
April 16, 2014  
Community Fitness Room**

**Attendance**

Board of Directors

Frank Hardalo, Vice President  
Steve Davison, Treasurer  
Francis Swarts, Director at Large

Absent:

Alex Novokolsky, Secretary  
Dave Rubin, Director at Large

Management

Kim Hand, Curtis Management Company  
Jenna Campbell, Recording Secretary

**Call to Order**

The meeting was called to order at 6:36 PM.

**Guest Speaker**

Lance Teixeira from Universal Protection Services was in attendance to discuss security concerns.

**Homeowners Forum**

No homeowners were in attendance.

**Show Cause**

12650-113 (Damaged stucco)

Motioned, Seconded: "To approve to place a fine on the homeowners account for failure to comply. Management to obtain a bid for future replacement if the homeowner has not complied after receiving fine notice."

**Approved: 3-0**

**Minutes**

Board reviewed the meeting minutes from the General Session Meeting held on March 19, 2014.

Motioned, Seconded: "To approve the March 19, 2014 General Session Meeting minutes, with modifications."

**Approved: 3-0**

**Financials**

Board reviewed the March 31, 2014 financial reports.

**Delinquency**

Board reviewed the delinquency report.

**Administrative**

Board reviewed the 2012 shared facility reconciliation submitted by Elysian COA.

Motioned, Seconded: "To approve to pay Elysian \$321.29."

**Approved: 3-0**

Board reviewed the AT&T antenna draft letter.

Motioned, Seconded: "To approve the letter, with addition."

**Approved: 3-0**

Board reviewed the Elysian repair proposals.

Motioned, Seconded: "To approve the proposal from Steven Smith Landscape to install 1 new 2" backflow and existing cage to the north side of the water meter on Carmel Country Road (south side of entry)."

**Approved: 3-0**

Motioned, Seconded: "To approve the proposal from AMB Building Value for installation of new LED light fixtures."

**Approved: 3-0**

### **Architectural**

12674-34 (Replace & paint front door)

Motioned, Seconded: "To deny the architectural request."

**Approved: 2-1 (S. Davison)**

### **Landscape**

Board reviewed the walkthrough inspection report.

Board reviewed the proposal from Urban Tree Care for the Palm tree trimming.

Motioned, Seconded: "To approve the proposal."

**Approved: 3-0**

### **Unfinished Business**

Board reviewed the perimeter stucco wall painting proposals. Management to obtain additional bids for Board to review at the next meeting.

Board reviewed proposal from Coco Construction to sealcoat and stripe the driveway in two (2) phases.

Motioned, Seconded: "To approve the proposal."

**Approved: 3-0**

### **Correspondence**

Board reviewed the correspondence.

### **Next Meeting**

The next meeting has been scheduled for Thursday, May 15, 2014 at 6:30 PM at the Community Fitness Room.

### **Adjournment**

The meeting adjourned at 8:54 PM.

### **BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*This is to certify that Antares Community Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation in good faith and with regard to the best interests of the community and its members; has exercised discretion within the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and hereby approve the authenticity of*

*actions reported of this meeting.*

Respectfully Submitted:

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Jenna Campbell, RS



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Board Signature