
ANTARES COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
Shared Fitness Room
August 14, 2019

ATTENDANCE

Board of Directors

Robert Jacobs, President
Udara Fernando, Treasurer
Vlad Kezic, Secretary

Absent:

Alex Novokolsky, Vice President

Management

Jenna Campbell, Community Association Manager
Kari McCallum, Recording Secretary

CALL TO ORDER

The General Session meeting was called to order at 6:40 PM.

HOMEOWNER FORUM

Two (2) homeowners were present.

MINUTES

The Board reviewed the General Session Meeting Minutes from the meeting held on July 17, 2019.
Motioned, Seconded: "To approve the minutes as submitted."

Approved: 3-0

FINANCIAL

The Board reviewed the financial statement for the period ending July 31, 2019.
Motioned, Seconded: "To accept the financials pending year-end review."

Approved: 3-0

The Board reviewed the bank statements for the period July 1, 2019 – July 31, 2019.
Motioned, Seconded: "To approve the bank statements."

Approved: 3-0

DELINQUENCY

The Board reviewed the delinquency analysis report. No action.

MANAGEMENT REPORT

The Board reviewed the violation log, action item list, and general correspondence sent and received since the last Board meeting.

ARCHITECTURAL

No pending requests.

PENDING BUSINESS

Mailbox Replacement

The Board reviewed the correspondence from Jayco. McKowski's to assist with the removal/disposal of the old boxes. Board approved relocating the bulletin board so that there is more room for the new boxes.

Water Damage Correspondence/Reports – Unit 63

The Board reviewed the correspondence and reports from the homeowner.

Motioned, Seconded: "To approve to send to legal counsel for further review/direction."

Approved: 3-0

NEW BUSINESS

Plumbing Issue Correspondence/Reports – Unit 43

The Board reviewed the correspondence and reports from the homeowner. Board to review legal correspondence in Executive Session.

Various Pool Care Proposals/Signage

The Board reviewed the proposals from Sun Diego Pool Care. Item tabled – Management to obtain additional information regarding warranty and lifespan of product.

The Board approved to purchase miscellaneous pool care signs and walkway signs from Road Traffic Signs.

Landscape Enhancement Proposal

The Board reviewed the proposal from Treebeard Landscape for landscape enhancement on Carmel Country Road and Townsgate. Item tabled – Management to obtain additional proposals.

Tree Removal Proposals

The Board reviewed the proposal from Brightview Tree Care to remove the dying trees between units 104 & 105.

Motioned, Seconded: "To approve the proposal in the amount of \$500."

Approved: 3-0

Reserve Study

The Board reviewed the draft Reserve Study from A Reserve Company.

Motioned, Seconded: "To approve the Reserve Study as submitted."

Approved: 3-0

Draft Budget

The Board reviewed the draft budget.

Motioned, Seconded: "To approve the budget as submitted with a \$2 increase per unit per month."

Approved: 3-0

NEXT MEETING

The next meeting will be held on September 11, 2019 at 6:30 PM at the shared fitness room.

ADJOURNMENT

The meeting adjourned at 8:16 PM.

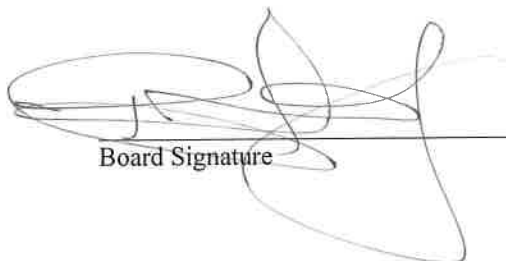
BOARD CERTIFICATION AND APPROVAL OF MINUTES

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:



Kari McCallum, Recording Secretary



Board Signature