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*ANTARES COMMUNITY ASSOCIATION*  
**GENERAL SESSION MEETING MINUTES**  
**Meeting held via teleconference due COVID-19 pandemic**  
**July 8, 2020**

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**ATTENDANCE**

Board of Directors

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

Absent:

Alex Novokolsky, Vice President

Management

Jenna Jacobs, Community Association Manager  
Kari McCallum, Recording Secretary

**CALL TO ORDER**

The General Session meeting was called to order at 5:21 p.m.

**HOMEOWNER FORUM**

No homeowners were present.

**MINUTES**

The Board reviewed the General Session Meeting Minutes from the meeting held on June 10, 2020.  
Motioned, Seconded: "To approve the minutes as submitted."

**Approved: 3-0**

**FINANCIAL**

The Board reviewed the financial statements and bank statements for the period ending June 2020.  
Motioned, Seconded: "To accept the financials & bank statements pending year-end review."

**Approved: 3-0**

The Board reviewed and approved the board resolution form.

Motioned, Seconded: "To approve the board resolution form as submitted by management."

**Approved: 3-0**

**DELINQUENCY**

The Board reviewed the delinquency analysis report. No action.

**MANAGEMENT REPORT**

The Board reviewed the action item list, annual calendar, and general correspondence sent/received since the last Board meeting.

**ARCHITECTURAL**

No pending requests to review.

**PENDING BUSINESS**

Mailbox Replacement

The Board reviewed the correspondence from Sprint Postal.

Motioned, Seconded: "To approve that Sprint Postal pull all of the mailbox keys prior to the boxes being installed so that they can be distributed to the owners at an additional cost of \$300."

**Approved: 3-0**

Ficus Tree Removal Update/Discussion

The Board reviewed the correspondence from Brightview regarding the removal of the Ficus trees. McKowski's to inspect unit's #1-4 following the removal and provide a proposal for privacy shade options.

Wrought Iron Fencing Proposal

The Board reviewed the proposal from McKowki's to repaint the exterior wrought iron fence on the west side of the property. Item tabled.

Shared Rec. Showers

The Board reviewed the proposal from Precise Plumbing to address the water temperature at the showers at the pool area. Item tabled.

Video Surveillance Project

The Board reviewed the correspondence and proposal from Alpha for installation of a video surveillance system. Motion, Seconded: "To approve the proposal, not to exceed \$10,856.39." Vlad to coordinate with Alpha & Spectrum.

**Approved: 3-0**

Pool Reopening Plan/Sanitation Supplies

The Board reviewed the reopening plan and correspondence regarding necessary sanitation supplies.

**NEW BUSINESS**

Cypress Tree Removal Proposal

The Board reviewed the proposal from Brightview for removal of one (1) Cypress tree near unit #47. Motioned, Seconded: "To approve the proposal, not to exceed \$585."

**Approved: 3-0**

Annual Review/Taxes Proposal

The Board reviewed the proposal from Beck & Company. Motioned, Seconded: "To approve the proposal, not to exceed \$895."

**Approved: 3-0**

Insurance Renewal

The Board reviewed the renewal proposal from Berg Insurance. Motioned, Seconded: "To approve the renewal with an annual premium of \$3,105.00."

**Approved: 3-0**

**NEXT MEETING**

The next meeting will be held on August 12, 2020 at 5:00 p.m. via teleconference.

**ADJOURNMENT**

The meeting adjourned at 6:29 p.m.

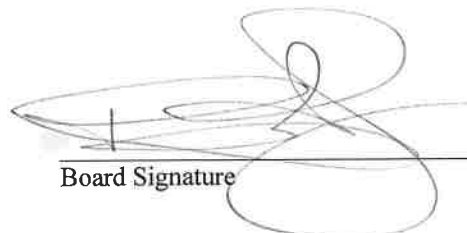
**BOARD CERTIFICATION AND APPROVAL OF MINUTES**

*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

**ANTARES COMMUNITY ASSOCIATION  
Board Resolution**

**RECITALS**

A. The Board wishes to operate the Association in compliance with all the legal requirements that govern our community.

B. Civil Code section 5380 (b) provides in part:

“At the written request of the board, the funds the managing agent accepts or receives on behalf of the association shall be deposited into an interest-bearing account in a bank, savings association, or credit union in this state, provided all of the following requirements are met:

(1) The account is in the name of the managing agent as trustee for the association or in the name of the association.

(2) All of the funds in the account are covered by insurance provided by an agency of the federal government.

(3) The funds in the account are kept separate, distinct, and apart from the funds belonging to the managing agent or to any other person for whom the managing agent holds funds in trust except that the funds of various associations may be commingled as permitted pursuant to subdivision (d).

(4) The managing agent discloses to the board the nature of the account, how interest will be calculated and paid, whether service charges will be paid to the depository and by whom, and any notice requirements or penalties for withdrawal of funds from the account.

(5) No interest earned on funds in the account shall inure directly or indirectly to the benefit of the managing agent or the managing agent’s employees.

(6) Transfers of greater than ten thousand dollars (\$10,000) or 5 percent of an association’s total combined reserve and operating account deposits, whichever is lower, shall not be authorized from the account without prior written approval from the board of the association.”

**RESOLVED THAT:**

Pursuant to the requirement of Civil Code section 5380(b)(6), the Board authorizes Curtis Management Company (“managing agent”) to make the following transfers from the Association’s operating and reserve accounts:

1. Monthly transfers from the operating account(s) to reserve account(s) pursuant to the budget adopted by the Board on October 1, 2019.

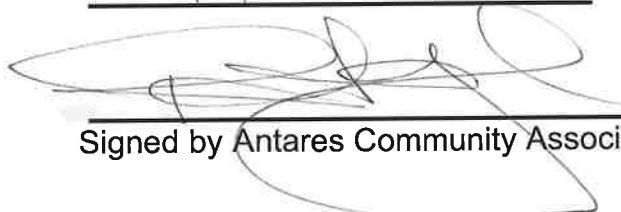
2. Payment of the following monthly, recurring invoices/bills in the full amount specified on the bill/invoice:

- SDG&E (gas & electric)
- City Treasurer (water)
- Treebeard Landscape (landscape maintenance)
- Sun Diego Pool Care (pool maintenance)
- Rodent Pest Tech. (exterminator)

3. The following non-recurring invoices/bills in the amounts listed:

- Sprint Postal (\$10,856.39)
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DATED: 9/7/20

A large, stylized handwritten signature in black ink, written over a horizontal line.

Signed by Antares Community Association - Board Secretary  
President