

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 26, 2013
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BOARD MEMBERS PRESENT: Jess Craig – President
Jerry Dotson – Vice President
Bud Grandsaert – Treasurer
Sandy Printer – Secretary
Hector Macias – Member at Large

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Greg Oymaian, CCAM
Keystone Pacific Property Management, Inc.

ITEMS DISCUSSED IN EXECUTIVE SESSION – JANUARY 22, 2013

Approved the Executive Minutes – November 27, 2012, December 10, 2012 and January 14, 2013

CALL TO ORDER

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by President, Jess Craig at 6:35 P.M. at the Coastal Canyon Facility, 6700 Ridge Park, Newport Beach, CA 92660. Roll Call and Proof of Notice was recorded by Management on behalf of the Board of Directors.

HOMEOWNER FORUM

No homeowners were in attendance.

GUEST SPEAKER

Mike Smith of Keystone Pacific attended the meeting. Mike Smith and Director Bud Grandsaert discussed simplifying the financials and recommend a plan of action to the Board of Directors.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the January 22, 2013 General Session Meeting Minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement** – A motion was made, seconded and carried to approve the plan received from Mike Smith of Keystone Pacific and Director Bud Grandsaert to use a network of FDIC approved banks to attain a higher yield on the money market accounts. **Motion carried 5/0**
- B. **Maturing Reserve Investment** – A motion was made, seconded and carried not to roll the CD's that mature on March 8, 2013 and March 19, 2013, and close the accounts. The Board will review new money market rate sheets when they become available. The Board signed signature cards for One West Bank, Capital Source Bank and Preferred Bank. **Motion carried 5/0**

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- C. Draft Audit** – A motion was made, seconded and carried to approve the draft audit for the fiscal year December 31, 2012 prepared by Robert Owens, C.P.A.
Motion carried 5/0

- D. Jon Wayne Construction– Contractors/Construction Manager** – No action required

- E. Grants Landscape Proposals** – A motion was made, seconded and carried to not approve the proposal to spray six olive trees to prevent fruit production and also to thin and shape the olive trees for a total cost \$450.00. A motion was made, seconded and carried to approve the hand carried proposal to remove the infected Cypress tree branches with canker and plant one (1) Magnolia tree in between 19-21 Lucania, for a total cost of \$475.00. **Motion carried 5/0**

- F. Maintenance Proposals** – No action required.

- G. Homeowner Requests / Correspondence – Balcony Decks** – No action required.

- H. Newsletter Items** – Add information regarding the upcoming painting project.

- I. Next Meeting Agenda Discussion** – No action required.

- J. Next Meeting Date** – The next meeting date is set for Tuesday, March 26, 2013 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:15 P.M. to Executive Session.

ACCEPTED: _____

Linda Brunter

DATE: _____

4-23-13