

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES**

JUNE 25, 2013

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BOARD MEMBERS PRESENT: Jerry Dotson – Vice President
Bud Grandsaert – Treasurer
Hector Macias – Member at Large
Sue Crider

BOARD MEMBERS ABSENT: Jess Craig – President

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – May 28, 2013

Approved the Executive Minutes – April 23, 2013

Violations for Non-Compliance of the CC&'s

Delinquency Report

CALL TO ORDER

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by Vice President, Jerry Dotson 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

There was one homeowner in attendance to discuss vacation rentals.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the May 28, 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 May 31, 2013 financial statement and the financial variance report.
Motion carried 3/0
- B. **Maturing Reserve Investment** – A motion was made, seconded and carried to open a CD with One West Bank for a 12 month term and close the Morgan Stanley CD that matures July 11, 2013, and keep the funds liquid until the next board meeting on June 25, 2013. **Motion carried 3/0**
- C. **Wrought Iron Fence Replacement/ Spa Gate Replacement** – A motion was made, seconded and carried to approve the proposal from Fence Menders to replace the wrought iron spa entry gate, without the application of Zink paint.
Motion carried 3/0

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- D. Antis Roofing Proposal** – A motion was made, seconded and carried to approve the proposal from Antis Roofing for roof repairs at 1 Lucania, for a total cost \$940.00. **Motion carried 3/0**
- E. Antis Roofing Proposal** – A motion was made, seconded and carried to table the proposal from Antis Roofing to install a rain gutter at 21 Suprema, for a total cost \$1,176.00.00. A representative from Antis Roofing will inspect the community for additional locations. **Motion carried 3/0**
- F. PPM Proposal** – No Action Required
- G. Wood Repair/Wrought Iron Repair** – A motion was made, seconded and carried to have management approve, in between meetings, additional work order requests, during the wood and wrought iron repair project, up to \$2,500.00. **Motion carried 3/0**
- H. Vacant Position on the Board of Directors** – A motion was made, seconded and carried to appoint Sue Crider to fill the vacant Secretary position on the Board of Directors. **Motion carried 3/0**
- I. California Gate Guest Entry System** – A motion was made, seconded and carried to table the proposal from California Gate to replace the entire guest entry phone system with a new DoorKing 1837, in the amount of \$4,934.17, so that management can obtain additional proposals. **Motion carried 3/0**
- J. Next Meeting Agenda Discussion** – This item has been added to the agenda to allow the Board to discuss topics for the next agenda. **Board Discussion/Decision Required.**
- K. Next Meeting Date** – The next meeting date is set for Tuesday, August 27, 2013 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast. **Board Discussion/Decision Required.**

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:20 P.M. to Executive Session.

ACCEPTED: _____

DATE: _____

7-23-2013