

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JULY 23, 2013  
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**BOARD MEMBERS PRESENT:** Jess Craig – President  
Jerry Dotson – Vice President  
Bud Grandsaert – Treasurer

**BOARD MEMBERS ABSENT:** Hector Macias – Member at Large  
Sue Crider – Secretary

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

**ITEMS DISCUSSED IN EXECUTIVE SESSION – June 25, 2013**

Approved the Executive Minutes – April 23, 2013  
Violations for Non-Compliance of the CC&'s

**GUEST SPEAKERS** – Russell Hoffman with Jon Wayne Construction will be present to discuss the wood repair project that commenced on May 20, 2013.

**CALL TO ORDER**

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by Vice 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**

There were no homeowners in attendance to discuss vacation rentals.

**CONSENT CALENDAR**

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the June 25, 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 June 30, 2013 financial statement and the financial variance report.  
**Motion carried 3/0**
- B. **Maturing Reserve Investment** – A motion was made, seconded and carried to close the Morgan Stanley CD that matures August 14, 2013, and keep the funds liquid until the next board meeting on August 27, 2013.  
**Motion carried 3/0**
- C. **Delinquency Report** – A motion was made, seconded and carried to approve to place a lien on this property for all outstanding assessments and applicable charges.  
**Motion carried 3/0**

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- D. Draft Reserve Study** – A motion was made, seconded and carried to approve the reserve study for the fiscal year 2014 prepared by Reserve Data Analysis.  
**Motion carried 3/0**
- E. Annual Maintenance Inspection Proposals** – A motion was made, seconded and carried to approve the proposal from Orange Coast Building Services, in the amount of \$520.00 to prepare the Annual Maintenance Inspection, which will be mailed to the membership with the 2013 Final Budget. **Motion carried 3/0**
- F. 1<sup>st</sup> Street Painting Proposal** – A motion was made, seconded and carried to approve the proposal from 1<sup>st</sup> Street Painting to paint the area underneath the roof tile on 25 buildings, in the amount of \$3,750.00. **Motion carried 3/0**
- G. PPM Proposals** – A motion was made, seconded and carried to approve the two (2) proposals from PPM for column repairs at 5 Splendore and 17 Splendore, for an amount not to exceed \$2,950.00. **Motion carried 3/0**
- H. Grants Landscape Proposal** – A motion was made, seconded and carried to approve the two (2) proposals from Grant's Landscape for various items throughout the community from the landscape walk in June 2013.  
**Motion carried 3/0**
- |    |   |            |
|----|---|------------|
| 1. | Various items throughout community          | \$1,610.00 |
| 2. | 23 Lucania Drive – Tree removal/replacement | \$250.00   |
- I. Next Meeting Agenda Discussion** – No action required.
- J. 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.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:40 P.M. to Executive Session.

ACCEPTED: \_\_\_\_\_



DATE: \_\_\_\_\_

8/28/13