

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 27, 2013
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BOARD MEMBERS PRESENT: Jess Craig – President
Jerry Dotson – Vice President
Bud Grandsaert – Treasurer
Hector Macias – Member at Large
Sue Crider – Secretary

BOARD MEMBERS ABSENT: None

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – July 23, 2013

Approved the Executive Minutes – June 25, 2013

GUEST SPEAKERS – Russell Hoffman with Jon Wayne Construction was present to discuss the wood repair project that commenced on May 20, 2013. A representative from Simplex Grinnell was in attendance to discuss the fire alarm panels for the possibility of monitoring.

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 two homeowners in attendance to address the CC&R's regarding minimum lease agreement timeframe.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the July 23, 2013 General Session Board Meeting and Architectural report dated July 10, 2013 through August 10, 2013 as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement** – A motion was made, seconded and carried to approve the July 31, 2013 financial statement and the financial variance report.
Motion carried 5/0
- B. **Fire Alarm Monitoring System** – A motion was made, seconded and carried to table the proposal from Tyco Simplex Grinnell to program twenty-five (25) fire alarm panels for monitoring service. Simplex Grinnell will revise their proposal.
Motion carried 5/0

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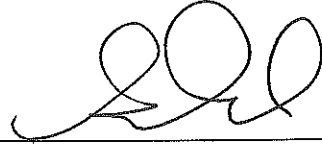
- C. Grants Landscape Proposal** – A motion was made, seconded and carried to approve the two (2) proposals from Grant’s Landscape for various items throughout the community as discussed during the landscape walk in August 2013. The proposals are as follows: **Motion carried 5/0**
- | | | |
|----|--|----------|
| 1. | Various items throughout community + T/M | \$595.00 |
| 2. | Pear tree removal near 29 Lucania | \$200.00 |
- D. Grants Landscape Proposal for Tree Trimming** – A motion was made, seconded and carried to table the proposal from Grant’s Landscape to trim various trees throughout the community, including the second trimming of the Coral trees, in the amount of \$8,300.00. **Motion carried 5/0**
- E. Rodent Control Proposal** – A motion was made, seconded and carried to approve the proposal from Animal Pest Management to install and maintain seventy-five (75) bait stations throughout the community and terminate the pest control service provided by Skyline Pest. **Motion carried 5/0**
- F. Three Phase Electric Proposal – Light Fixture on Domani** – A motion was made, seconded and carried to approve the proposal from Three Phase Electric to purchase the existing light fixture near 7 Domani, in the amount of \$1,200.00. **Motion carried 5/0**
- G. Three Phase Electric Proposal – Base Repair on Altezza and Light Fixture on Domani** – A motion was made, seconded and carried to table the proposal from Three Phase Electric to replace the light pole on Terraza and find out if the base can be repaired. **Motion carried 5/0**
- H. Garage Door Weather Stripping Proposal** – A motion was made, seconded and carried to not approve replacing garage door weather stripping throughout the community at this time. **Motion carried 5/0**
- I. CC&R Change Discussion** – A motion was made, seconded and carried to approve changing the CC&R’s through a membership vote, for the purpose of changing the lease agreement policy from a minimum of a thirty (30) day lease to a twelve (12) month lease. **Motion carried 5/0**
- J. Next Meeting Agenda Discussion** – No action required
- K. Next Meeting Date** – The next meeting date is set for Tuesday, September 24, 2013 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.

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ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30 P.M. to Executive Session.

ACCEPTED: _____

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

DATE: _____

9/24/2013