

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION – MEETING MINUTES
SEPTEMBER 24, 2013
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BOARD MEMBERS PRESENT: Jerry Dotson – Vice President
Bud Grandsaert – Treasurer
Hector Macias – Member at Large
Sue Crider – Secretary

BOARD MEMBERS ABSENT: Jess Craig – President

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – August 27, 2013
Approved the Executive Minutes – July 23, 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 Antis Roofing was in attendance to discuss the completing a minor roof inspection and reported the progress of the roof tiles that were sprayed for algae.

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 present to discuss the painting options on the main entry gate. The homeowner would like to keep the patina look.

CONSENT CALENDAR

- A. **General Session Meeting Minutes** – Resolved, to ratify the action taken and approve the August 27, 2013 General Session Board Meeting as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement** – A motion was made, seconded and carried to approve the August 31, 2013 financial statement and the financial variance report. **Motion carried 4/0**
- B. **Audit/Tax Proposals** – A motion was made, seconded and carried to approve the proposal from Inouye Shively & Longtin to prepare the association's year end audit and taxes, in the amount of \$975.00. **Motion carried 4/0**
- C. **2014 Draft Budget** – A motion was made, seconded and carried to table the proposal until the October board meeting, to allow the treasurer to meet with Mike Smith of Keystone Pacific. **Motion carried 4/0**

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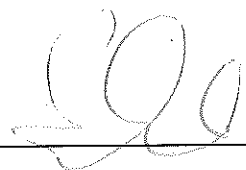
- D. Grants Landscape Proposal** – A motion was made, seconded and carried to approve the two (2) proposals from Grant’s Landscape for various items throughout the community as discussed during the landscape walk in September 2013, in the amount of \$1,145.00 and \$450.00. **Motion carried 4/0**
- E. Grants Landscape Proposal – Tree Replacement** – A motion was made, seconded and carried to approve the two (2) proposals from Grant’s Landscape to remove two (2) Sycamore trees that are causing extensive damage to the common area property, in the amount of \$3,450.00 and \$450.00. The Board approved to replace one (1) of the Sycamore trees with an Olive tree at 23 Lucania. The tree replacement at 27 Lucania will be determined at a future date. **Motion carried 4/0**
- F. Grants Landscape Proposal for Tree Trimming** – A motion was made, seconded and carried to approve the proposal from Grant’s Landscape to trim various trees throughout the community, including a second trimming of the Coral trees, in the amount of \$8,300.00. **Motion carried 4/0**
- G. Next Meeting Agenda Discussion** – No action required
- H. Next Meeting Date** – The next meeting date is set for Tuesday, October 22, 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 8:05 P.M. to Executive Session.

ACCEPTED: _____

DATE: _____



Oct 22, 2013