

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
OCTOBER 22, 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 – September 24, 2013**  
Approved the Executive Minutes – August 27, 2013

**GUEST SPEAKER** – Russell Hoffman was not able to attend the meeting to update the Board.

**CALL TO ORDER**

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by the 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 present to discuss the trees planted in between the lower Association, Trovare and Altezza. The homeowners discussed forming a committee to approach homeowners to share the expense for the tree removal.

**CONSENT CALENDAR**

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the September 24, 2013 General Session Board Meeting as submitted.

**ITEMS OF UNFINISHED/NEW BUSINESS**

- A. **Financial Statement** – A motion was made, seconded and carried to accept the September 30, 2013 financial statement as submitted by management.  
**Motion carried 5/0**
- B. **Maturing Reserve Investment** – A motion was made, seconded and carried to have the Treasurer, Bud Grandsaert approve the rate on the two CD's that mature on 11/08/13 and 12/25/ 13, when rate sheets become available.  
**Motion carried 5/0**
- C. **2014 Draft Budget** – A motion was made, seconded and carried to approve increasing assessments \$10.00 per unit, per month. The monthly assessments will increase from \$400.00 per unit, per month to \$410.00 per unit, per month.  
**Motion carried 5/0**

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- D. Grants Landscape Proposal** – A motion was made, seconded and carried to approve the proposal from Grant’s Landscape for various items throughout the community, as discussed during the landscape walk in October 2013, in the amount of \$1,217.00. **Motion carried 5/0**
- E. California Gate – Wheel Replacement** – A motion was made, seconded and carried to approve the proposal from California Gate, to remove eight (8) existing steel wheels at both the entry and exit gate and replace them with eight (8) Dorene Black UHMW wheels, in the amount of \$645.12. **Motion carried 5/0**
- F. Holiday Lighting** – A motion was made, seconded and carried to approve the proposal from California Christmas, for the holiday lighting to be installed at the entrance of the community and the last Coral tree on Altezza, in the amount of \$3,500.00. The proposal should include installing two 36” wreaths mounted on both entry pillars. **Motion carried 5/0**
- G. Fire Alarm Monitoring System** – A motion was made, seconded and carried to not approve any proposals to program twenty-five (25) fire alarm panels for monitoring service. **Motion carried 5/0**
- H. Newport Coast Community Association Master** – A motion was made, seconded and carried to table the discussion on tree planting on Vista Ridge. Board member, Jerry Dotson, will attend the October 24, 2013 NCCA board meeting and provide feedback to the Altezza Board at the next meeting on November 19, 2013. **Motion carried 5/0**
- I. Homeowner Request Tree Removal (Trovare)** – A motion was made, seconded and carried allow Mr. and Mrs. Funk to form a sub-committee to approach homeowners who would benefit from having the trees removed in the Trovare Association. The committee would seek homeowners to share the expense to remove the trees and replace the ground cover. **Motion carried 5/0**
- J. Next Meeting Agenda Discussion** – No action required
- K. Next Meeting Date** – The next meeting date was re-scheduled for Tuesday, November 19, 2013 at 6:30 P.M. due to the Thanksgiving holiday.

**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:00 P.M. to Executive Session to discuss minutes, delinquencies and personnel.

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

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

11/19/2013