

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 28, 2014
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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 – November 19, 2013

Approved the Executive Minutes – October 22, 2013

CALL TO ORDER

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by Board 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 was one homeowner present to discuss the copper pipe warranty, assessment increase and listen to general session landscape proposal discussion.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the November 19, 2013 General Session Board Meeting minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statements** – A motion was made, second and carried to approve the November 30, 2013 and December 31, 2013 financial statements as submitted and to close the Morgan Stanley account and deposit the funds into Orange County Business Bank.
Motion carried 5/0
- B. **Delinquency Report** –
1. APN 935-344-80 – A motion was made, seconded and carried to file a lien on this property for outstanding assessments and all applicable charges, contingent on the homeowner making a payment by January 31, 2014. **Motion carried 5/0**
- C. **Grants Landscape Proposals** – A motion was made, seconded and carried to approve the proposals from Grant's Landscape that was generated from the landscape walk on December 13, 2013, in the amount of \$1,717.00, and January 17, 2014, in the amount of \$840.00, for various items throughout the community. **Motion carried 5/0**

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- D. Antis Roofing – Rain Gutter Downspout Proposal at 25 Ultima** – A motion was made, seconded and carried to approve the proposal from Antis Roofing to add a rain gutter downspout, to divert the standing water at 25 Ultima, in the amount of \$720.00.
Motion carried 5/0
- E. Antis Roofing – Rain Gutter Downspout Proposal at 23 Terraza** – A motion was made, seconded and carried to approve the proposal from Antis Roofing to add a rain gutter downspout, to divert the standing water at 23 Terraza, in the amount of \$630.00.
Motion carried 5/0
- F. A to Z Leak Detection Epoxy Warranty Letter** – A motion was made, seconded and carried to add the copper pipe warranty information to the monthly newsletter, as an attachment, until May 2014. **Board Discussion/Decision**
- G. Homeowner Request for Reimbursement at 19 Riva** – A motion was made, seconded and carried to reimburse the homeowner at 19 Riva, in the amount of \$840.00 as the homeowner used her own handyman to repair a water leak in her wall and sliding glass door.
Motion carried 5/0
- H. Homeowner Request for Water Test at 23 Terraza** – A motion was made, seconded and carried to approve conducting a water test to determine where water is penetrating the homeowner's unit. **Motion carried 5/0**
- I. Glass Panel Cleaning Discussion** – No action taken.
- J. Next Meeting Agenda Discussion** – No action taken.
- K. Next Meeting Date** – The next meeting is scheduled for Tuesday, February 25, 2014 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 to discuss minutes.

ACCEPTED: _____

DATE: _____

[Handwritten Signature]
2/25/14