

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 25, 2014
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BOARD MEMBERS PRESENT: Jess Craig – President
Jerry Dotson – Vice President
Bud Grandsaert – Treasurer
Sue Crider – Secretary

BOARD MEMBERS ABSENT: Hector Macias – Member at Large

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – February 25, 2014
Approved the Executive Minutes – January 28, 2014

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 possible tree replacements on Vista Ridge and he will attend the NCCA Board meeting on March 27, 2014.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the February 25, 2014 General Session Board Meeting minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement** – A motion was made, seconded and carried to approve the February 28, 2014 financial statement. **Motion carried 4/0**
- B. **2013 Draft Audit** – A motion was made, seconded and carried to approve the draft audit for fiscal year end December 31, 2013, prepared by Inouye, Shively, Longtin & Klatt, C.P.A. The Board requested the C.P.A attend the February 25, 2014 and March 25, 2014 meeting to provide the Board additional information that pertains to the draft audit, but the C.P.A declined for the second consecutive year. The Board will consider using another C.P.A. firm in the future. **Motion carried 4/0**
- C. **Antis Roofing – Window Rehabilitation Proposal at 7 Ultima** – A motion was made, seconded and carried to approve the proposal from Antis Roofing to rehabilitate the window seal at 7 Ultima, in the amount of \$620.00. **Motion carried 4/0**
- D. **California Gate Proposal – Entry Track Replacement** – A motion was made, seconded and carried to approve the proposal from California Gate to replace the entry gate track, in the amount of \$984.00. **Motion carried 4/0**

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- E. California Gate Proposal – Gate Adjustment** – A motion was made, seconded and carried to approve the proposal from California Gate to adjust the entry and exit gate, due to the wear on the new paint, during the next regular maintenance day at no cost. **Motion carried 4/0**

- F. Newport Coast Community Association Master** – Board member, Jerry Dotson, and Homeowner, Tom Lee, will attend the March 27, 2014 NCCA meeting to discuss the tree replacement on Vista Ridge. **Motion carried 4/0**

- G. 2014-2015 Insurance Policy Package/Earthquake Premium – Borrowing from Reserves** – A motion was made, seconded and carried to approve the insurance policy renewal, in the amount of 29,602.00 and the earthquake premium, in the amount of \$37,181.20. The Association will borrow from reserves and pay the earthquake premium balance in full. This information was also announced in the March 2014 newsletter. The funds will be paid back to reserves over 12 months. **Motion carried 4/0**

- H. Next Meeting Agenda Discussion** – No action required.

- I. Next Meeting Date** – The next meeting is scheduled for Tuesday, April 22, 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 7:30 P.M. to Executive Session to discuss minutes.

ACCEPTED:  DATE: 4/22/14