

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 26, 2014
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BOARD MEMBERS PRESENT: David Canaday – President
Jerry Dotson – Vice President
Bud Grandsaert – Treasurer
Sue Crider – Secretary
Hector Macias – Member at Large

BOARD MEMBERS ABSENT: None

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – August 26, 2014

Approved the Executive Minutes – June 24, 2014

CALL TO ORDER

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by Board Vice President, Jerry Dotson, at 6:35 P.M. at the Coastal Canyon Facility, 6700 Ridge Park, Newport Coast, CA 92660. Roll Call and Proof of Notice was recorded by Management on behalf of the Board of Directors.

HOMEOWNER FORUM

There were no homeowners present.

AQUATICBALANCE – Jeff Theders from Aquatic Balance attended the meeting to discuss the lighting issues at the fountain. Jeff will provide a proposal to raise the electrical conduits.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the July 22, 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 July 31, 2014 financial statement. **Motion carried 5/0**
- B. **Draft Reserve Study** – No action required.
- C. **2014 Audit/Tax Proposals** – A motion was made, seconded and carried to approve the proposal from Newman and Associates to prepare the Association's 2014 year end audit and taxes, in the amount of \$900.00. **Motion carried 5/0**
- D. **Annual Maintenance Inspection Proposals** – A motion was made, seconded and carried to approve the proposal from OCBS, for the Annual Maintenance Inspection, in the amount \$560.00. **Motion carried 5/0**

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E. Grants Landscape Proposal – Various Items Throughout – A motion was made, seconded and carried to approve the two proposals from Grant’s Landscape generated from the landscape walk in July 2014 and August 2014 for various items throughout the community, with minor modifications. The proposals are as follows:

- | | | |
|----|-----------------------|---------------------------------|
| 1. | July Landscape Walk | \$278.00 - Approved |
| 2. | August Landscape Walk | \$2,606.00 – Items 1-8 Approved |
| 3. | Irrigation Controller | \$1,900.00 – Classico Drive |

Motion carried 5/0

F. AquaticBalance Fountain Light Proposal – A motion was made, seconded and carried to approve the proposal from Aquatic Balance, to replace two additional burnt out lights, in the amount of \$225.77. **Motion carried 5/0**

G. Personal Touch Cleaning Annual Budget Increase – A motion was made, seconded and carried to approve the 2015 proposed budget increase from Personal Touch Cleaning, in the amount of \$61.80 annually, or 4%. **Motion carried 5/0**

H. Newport Coast Community Association Master – Trees on Vista Ridge – No action required

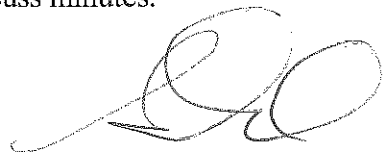
I. Next Meeting Agenda Discussion – No action required

J. Next Meeting Date – The next meeting is scheduled for Tuesday, September 23, 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 7:45 P.M. to Executive Session to discuss minutes.

ACCEPTED: _____



DATE: _____

Sept 23, 2014