

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 23, 2014
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BOARD MEMBERS PRESENT: Jerry Dotson – Vice President
Sue Crider – Secretary
Hector Macias – Member at Large

BOARD MEMBERS ABSENT: David Canaday – President
Bud Grandsaert – Treasurer

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – August 26, 2014

Approved the Executive Minutes – July 22, 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 6:40 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.

CONSENT CALENDAR

- A. **General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the August 26, 2014 General Session Board Meeting minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Annual Election Seating of the Board** – This was tabled to the October meeting. **No action taken**
- B. **Financial Statement** – A motion was made, seconded and carried to approve the August 31, 2014 financial statement. **Motion carried 3/0**
- C. **CD Maturation** – A motion was made, seconded and carried to approve to roll the CD that matures on October 24, 2014, in the amount of \$231,074.36 and to open a new CD, in the amount of \$150,000.00. **Motion carried 3/0**
- D. **2015 Draft Reserve Study** – A motion was made, seconded and carried to approve the reserve study for the fiscal year 2015 prepared by Reserve Data Analysis. **Motion carried 3/0**
- E. **2015 Draft Budget** – This was tabled until the October meeting. **No action taken**

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F. Delinquency Report –

1. APN 935-344-80 – Owes \$1,357.00 as of 9/4/14. A motion was made, seconded and carried to not approve placing a lien on this property as the homeowner is current. **Motion carried 3/0**

G. Grants Landscape Proposal – Various Items Throughout – A motion was made, seconded and carried to approve the proposal from Grant's Landscape generated from the landscape walk in September 2014 for various items throughout the community, in the amount of \$1,827.00. **Motion carried 3/0**

H. 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, in the amount of \$7,100.00. **Motion carried 3/0**

I. Holiday Lighting Proposal – A motion was made, seconded and carried not to approve the proposal from California Christmas Lights at this time. The Board requested changes, which will be presented at the October meeting. **Motion carried 3/0**

J. AquaticBalance Fountain Electrical Renovation Proposal – A motion was made, seconded and carried not to approve the proposal from Aquatic Balance, to re-locate each junction box, in the amount of \$3,500.00 at this time. **Motion carried 3/0**

K. Grant's Landscape Annual Budget Increase – A motion was made, seconded and carried to approve the proposed budget increase submitted by Grant's Landscape, for the fiscal year 2015, in the amount of \$204.00 per month. **Motion carried 3/0**

L. Keystone Pacific Annual Budget Increase – A motion was made, seconded and carried to approve the proposed budget increase from Keystone Pacific Property Management, for the fiscal year 2015, in the amount of \$54.00 per month. **Motion carried 3/0**

M. Newport Coast Community Association Master – Trees on Vista Ridge – No action taken.

N. Next Meeting Agenda Discussion – No action taken.

O. Next Meeting Date – The next meeting is scheduled for Tuesday, October 28, 2014 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.
Board Discussion/Decision

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:10 P.M. to Executive Session to discuss minutes.

ACCEPTED: _____

DATE: _____

11/5/14