

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
NOVEMBER 4, 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 – September 23, 2014**  
Approved the Executive Minutes – August 26, 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 6:45 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 September 23, 2014 General Session Board Meeting minutes as submitted.

**ITEMS OF UNFINISHED/NEW BUSINESS**

- A. **Annual Election Seating of the Board** – A motion was made, seconded and carried to seat the Board of Directors as follows:  
  
President: Bud Grandsaert  
Vice-President: Hector Macias  
Treasurer: David Canaday  
Secretary: Sue Crider  
Member at Large: Jerry Dotson  
**Motion carried 5/0**
  
- B. **Financial Statement** – A motion was made, seconded and carried to accept the September 30, 2014 financial statement as submitted. **Motion carried 5/0**
  
- C. **2015 Draft Budget** – A motion was made, seconded and carried to approve the 2015 draft budget with monthly assessments increasing from \$410.00 per month to \$450.00 per month. **Motion carried 5/0**


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- D. Grants Landscape Proposal – Various Items Throughout** – A motion was made, seconded and carried to table proposal #1, in the amount of \$1,547.00 and to approve proposal #2, items #1-8 only. The remaining items on proposal two were approved on 11/10/14. **Motion carried 5/0**
- E. Five-Year Sprinkler Inspection & Certification** – A motion was made, seconded and carried to approve the proposal from Fire Service Corp to complete the exterior inspection, testing of the fire sprinkler system, fire hydrants throughout the community and the interior sprinkler heads, for a total cost of \$3,125.00. **Motion carried 5/0**
- F. Holiday Lighting Proposal** – A motion was made, seconded and carried to approve the proposal from California Christmas to install the 2014 holiday lighting, in the amount of \$2,375.00. **Motion carried 5/0**
- G. AquaticBalance Spa Pump #2 Repair** – A motion was made, seconded and carried to approve the proposal from Aquatic Balance, to dismantle and rebuild pump #2 for the spa, in the amount of \$202.77. **Motion carried 5/0**
- H. Slope Evaluation, Petra Geotechnical** – A motion was made, seconded and carried to not approve the proposal from Petra Geotechnical, to inspect the slopes throughout the community. **Motion carried 5/0**
- I. Newport Coast Community Association Master – Trees on Vista Ridge** – A motion was made, seconded and carried to approve the proposal from Artistic Landscape to remove 15 Pine trees at the entry to Altezza, in the amount of \$3,750.00 and to have Morales Bros to deliver nine (9) Olive trees and for Grant’s Landscape to install those nine (9) Olive trees, not to exceed \$10,000.00. **Motion carried 4/1 (Bud voted against)**
- J. Homeowner Request – 19 Terraza** – A motion was made, seconded and carried to deny the homeowner’s request to remove the black algae from her window sill and roof. **Motion carried 5/0**
- K. Homeowner Request – 3 Suprema** – A motion was made, seconded and carried to deny the homeowner’s request to allow her to park one car in her garage and the other in the guest parking stall, due to a dog kennel she has in her garage. Both vehicles should be parked in the garage. **Motion carried 5/0**
- L. Architectural Application – 27 Ultima** – A motion was made, seconded and carried to approve the architectural application submitted by 27 Ultima. **Motion carried 5/0**
- M. Next Meeting Agenda Discussion** – No action required.
- N. Next Meeting Date** – The next meeting is scheduled for Tuesday, November 25, 2014 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.

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**ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:05 P.M. to Executive Session to discuss minutes.

ACCEPTED:  DATE: 11/25/14