

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 24, 2015  
PAGE 1 OF 2**

**BOARD MEMBERS PRESENT:**

Bud Grandsaert – President  
Hector Macias – Vice President  
David Canaday – Treasurer  
Sue Crider – Secretary  
Jerry Dotson – Member at Large

**BOARD MEMBERS ABSENT:**

None

**MANAGEMENT REPRESENTATIVE:**

Greg Oymaian, District Manager  
Keystone Pacific Property Management, Inc.

**ITEMS DISCUSSED IN EXECUTIVE SESSION – January 27, 2015**

Approved the Executive Minutes – November 25, 2014  
Earthquake Discussion

**CALL TO ORDER**

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by the Board President, Bud Grandsaert, 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 was one homeowner in attendance to discuss his architectural application.

**CONSENT CALENDAR**

- A. **General Session Meeting Minutes, January 27, 2015 – Resolved**, to ratify the action taken and approve the January 27, 2015 General Session Board Meeting minutes as submitted.

**ITEMS OF UNFINISHED/NEW BUSINESS**

- A. **Earthquake Insurance** – A motion was made, seconded and carried to not cancel the earthquake insurance policy. **Motion carried 5/0**
- B. **Financial Statement** – A motion was made, seconded and carried to accept the January 31, 2015 financial statement as submitted. **Motion carried 5/0**
- C. **Entry Lights Proposal** – A motion was made, seconded and carried to approve the proposal from Pacific Crest Electric to install nine (9) new flood/vapor lights at the location of the new olive trees, in the amount of \$4,399.00, and the proposal from Grant's Landscape for the trenching, in the amount of \$1,225.00. **Motion carried 5/0**
- D. **Grant's Landscape Proposal – New lawn at the main entry** – A motion was made, seconded and carried to table this item for future discussion. **Motion carried 5/0**

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 24, 2015  
PAGE 2 OF 2**

- E. Fountain Light Replacement Proposal** – A motion was made, seconded and carried to table the proposal from Aquatic Balance to repair the #2 fountain light bulb until it's determined which light is light is out. The #7 light has been out for two months and the #2 light bulb is intermittent. **Motion carried 5/0**
  
- F. Roof Underlayment Inspection Proposal** – A motion was made, seconded and carried to not approve the proposal from Antis Roofing, to remove a small section of roof tile on each of the twenty-five (25) buildings, to determine the roof tile underlayment's useful life. Management will create a roof repair log and have the roofing company inspect the underlayment when there is an active roof leak and provide a report to management. **Motion carried 5/0**
  
- G. Architectural Report and Decisions – 3 Domani Drive** – No action taken
  
- H. Newport Coast Community Association Master – Trees on Vista Ridge** – No action taken
  
- I. Next Meeting Agenda Discussion** – Items tabled will be added to the March 24, 2015 meeting agenda.
  
- J. Next Meeting Date** – The next meeting is scheduled for Tuesday, March 24, 2015 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 7:50 P.M. to enter into Executive Session to discuss minutes, delinquency report and homeowner requests.

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

3/24/15