

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 24, 2015
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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 – February 24, 2015

Approved the Executive Minutes – January 27, 2015
Delinquency Report – No action taken
Homeowner Request for Reimbursement – Water Leak
Architectural Discussion
Hearing for Non-Compliance of the CC&R's

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 6:35 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 was one homeowner in attendance to discuss the water leak in his unit.

CONSENT CALENDAR

- A. **General Session Meeting Minutes, February 24, 2015 – Resolved**, to ratify the action taken and approve the February 24, 2015 General Session Board Meeting minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement** – A motion was made, seconded and carried to accept the February 28, 2015 financial statement and variance report as submitted by management.
Motion carried 5/0

- B. **CD Maturation** – A motion was made, seconded and carried to table rolling the CD with TCD Preferred Bank that matures on 4/24/15, in the amount of \$135,000.00, until the April 28, 2015 board meeting, so that management can research additional rates and term options. A motion was made, seconded and carried to open two new CDs with Opus Bank; One (1), in the amount of \$100,803.08, for a twelve (12) month term, and one (1), in the amount of \$100,000.00, for a twelve (12) month term. **Motion carried 5/0**

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- C. **2014 Draft Audit** – A motion was made, seconded and carried to approve the draft audit for fiscal year ended December 31, 2014 prepared by Newman and Associates, C.P.A.
Motion carried 5/0
- D. **Grant's Landscape Proposal – New Lawn at the Main Entry** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape generated from the landscape walk in February 2015, to remove bushes at the main entry and replace with grass, in the amount of \$1,500.00 for the left side and \$1,800.00 for the right side.
Motion carried 4/1
- E. **Grants Landscape Proposal – Various Items Throughout** – A motion was made, seconded and carried to approve the following items from the March landscape walk: Items #1, 4, 5, 6, 7, 9, 10, 11, 12 and 13, in the amount of \$245.00 plus time and material. **Motion carried 5/0**
- F. **Antis Roofing Proposal, 17 Classico** – A motion was made, seconded and carried to approve the proposal from Antis Roofing, in the amount of \$6,309.00, to remove a small section of roof tile and replace the underlayment, tile pan remediation at the turret and the roof to wall remediation at the turret for 17 Classico. **Motion carried 5/0**
- G. **Homeowner Request at 15 Ultima** – A motion was made, seconded and carried to deny the homeowner's request to repair the minor stucco damage below the sliding glass door.
Motion carried 5/0
- H. **2015-2016 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 29,575.00, and the earthquake premium, in the amount of \$33,054.00. The Association will borrow from reserves and pay the earthquake premium balance in full. This information was also announced in the February 2015 newsletter. The funds will be paid back to reserves over 12 months. **Motion carried 5/0**
- I. **Architectural Report and Decisions** – No action taken.
- J. **Newport Coast Community Association Master – Trees on Vista Ridge** – No action taken.
- K. **Next Meeting Agenda Discussion** – No items requested.
- L. **Next Meeting Date** – The next meeting is scheduled for Tuesday, April 28, 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 8:20 P.M. to enter into Executive Session to discuss minutes, a hearing and a homeowner request.

ACCEPTED: _____

DATE: _____

4/28/15