

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 28, 2015
PAGE 1 OF 3**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

David Canaday – Treasurer

MANAGEMENT REPRESENTATIVE:

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – March 24, 2015 and April 28, 2015

Approved the Executive Minutes – February 24, 2015 and March 24, 2015

Hearing for Non-Compliance of the CC&R's

Delinquency Report – No action taken

Homeowner Request for Reimbursement – Water Leak

Architectural 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 7:30 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 in attendance.

CONSENT CALENDAR

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

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement – March 31, 2015** – A motion was made, seconded and carried to accept the March 31, 2015 financial statement and variance report as submitted. **Motion carried 4/0**
- B. **2016 Reserve Study Proposals** – A motion was made, seconded and carried to approve the proposal from Advanced Reserve Solutions, for a reserve study update, in the amount of \$575.00. **Motion carried 4/0**
- C. **Grant's Landscape Proposal – New Bougainvillea at the Main Entry** – A motion was made, seconded and carried to table both of the proposals that were submitted. **Motion carried 4/0**
- D. **Grants Landscape Proposal – Various Items Throughout** – A motion was made, seconded and carried to approve items #1 and #2 from the landscape proposal that was generated from the landscape walk on April 13, 2015, in the amount of \$580.00. **Motion carried 4/0**

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 28, 2015
PAGE 2 OF 3

- E. Fire Extinguisher Inspection Proposals** – A motion was made, seconded and carried to approve the proposal from Blaze Out Extinguisher, to test the fire extinguishers throughout the community, in the amount of \$667.28. **Motion carried 4/0**
- F. Homeowner Request for Stucco Repair - 11 Ultima** – A motion was made, seconded and carried to not repair the balcony stucco at 11 Ultima, as it takes away from the reserve funds allocated for future stucco painting and repairs. **Motion carried 4/0**
- G. Front Door Oil Rub and Street Light Painting Specifications** – The Board reviewed the specifications. Management will obtain and submit proposals at the May 26, 2015 board meeting.
- H. 2015 Reserve Study Component Discussion** – The Board reviewed the reserve study components that are due to be repaired or replaced in fiscal year 2015. The results of the discussion is as follows:
1. Cabana – Water Heater – Management will inspect
 2. Paint – Light Pole Standards – Will be completed in 2015
 3. Paint – Front Entry Doors – Will be completed in 2015
 4. Plumbing – This line item will be removed in 2016 as the copper pipes were epoxied in 2008 and there is a line item in operating for repairs
 5. Slopes – Refurbishment – This line will be removed in 2016
 6. Spa Area – Caulking – Management will obtain proposals for 2015
 7. Streets – Driveway Caulking – This will be completed on a case-by-case basis
- Motion carried 4/0**
- I. 2015 Annual Election** – A motion was made, seconded and carried to set the Annual Election date for Tuesday, August 18, 2015 at 4:00 P.M. at the Coastal Canyon Clubhouse. Ballots will be mailed to the membership at least 30 days prior to the Annual Election. **Motion carried 4/0**
- J. 2015 Annual Election Record Date** – A motion was made, seconded and carried to set the record date for July 1, 2015, which is 48 days prior to the election. **Motion carried 4/0**
- K. 2015 Inspector of Election** – A motion was made, seconded and carried appoint a representative from management to act as the Inspector of Election. **Motion carried 4/0**
- L. Architectural Report** – The Board spoke with the homeowner of 3 Domani in Executive Session regarding his architectural issues.
- M. Newport Coast Community Association – General Discussion**– The Board would like the Master Association to paint the irrigation pipes that are exposed on the slopes next to Altezza and to install plant material in front of the utility areas located on Vista Ridge, where the pine trees were removed and replaced.
- N. Next Meeting Agenda Discussion** – No action taken.

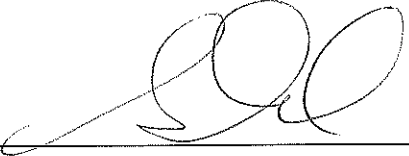
ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 28, 2015
PAGE 3 OF 3

- O. **Next Meeting Date – May 26, 2015** – The next meeting is scheduled for Tuesday, May 26, 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.

ACCEPTED: _____



DATE: _____

6/23/15