

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES**

MAY 26, 2015

PAGE 1 OF 2

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Hector Macias – Vice President

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 was one homeowner in attendance to discuss the architectural agreement at 3 Domani.

CONSENT CALENDAR

- A. **Approval of the April 28, 2015 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the April 28, 2015 General Session Board Meeting minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statement** – A motion was made, seconded and carried to approve the April 30, 2015 financial statement and variance report. **Motion carried 4/0**
- B. **CD Maturation** – A motion was made, seconded and carried to approve closing Preferred Bank and opening a new account with One West Bank, in the amount of \$90,000.00. **Motion carried 4/0**
- C. **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 May 2015 for various items throughout the community, in the amount of \$1,875.00. **Motion carried 3/1 (Bud voted against)**

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES

MAY 26, 2015

PAGE 2 OF 2

- D. Grants Landscape Proposal – Coral Tree Trimming** – A motion was made, seconded and carried to table the proposal from Grant's Landscape to trim fifty two (52) Coral trees, in the amount of \$4,940.00, so that management can obtain additional proposals from other landscape companies. **Motion carried 4/0**
- E. Shutter Repair at 7 and 11 Velore and the Utility Pole Repair at 25 Spendore Proposal** – A motion was made, seconded and carried to table the proposal from SoCal Building Services to re-attach the shutters at 7 and 11 Velore and straighten the utility pole across from 11 Splendore. Management will have the proposals revised to only address the shutters. **Motion carried 4/0**
- F. Fire Extinguisher Breaker Bar Proposal** – A motion was made, seconded and carried not to approve the installation of breaker bars to each fire extinguisher cabinet throughout the community. **Motion carried 4/0**
- G. Front Door Oil Rub Specifications and Light Standard Painting Specifications** – This item was tabled to the June 2015 meeting.
- H. Front Door Oil Rub and Light Standard Painting Proposals** – This item was tabled to the June 2015 meeting.
- I. Animal Rule Change Request** – A motion was made, seconded and carried to have legal counsel review the rules and make recommendation for a rule change that would prohibit certain animals from being kept inside the community. **Motion carried 4/0**
- J. Slab Crack Repair Proposal – 3 Terazza** – A motion was made, seconded and carried to table the proposal from Orange Coast Building Services to pressure inject urethane into the slab crack where ground water is entering through so that management can obtain a proposal from another contractor. **Motion carried 4/0**
- K. Architectural Report and Decisions** – There was one issue discussed in executive session.
- L. Newport Coast Community Association Master** – No action taken.
- M. Next Meeting Agenda Discussion** – No action taken.
- N. Next Meeting Date** – The next meeting is scheduled for Tuesday, June 23, 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 8:05 P.M.

ACCEPTED: _____

DATE: _____

6/23/15