

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

JUNE 23, 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 – May 26, 2015

Approved the Executive Minutes – April 28, 2015

Delinquency Report – No action taken

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 6:30 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 of 3 Domani was in attendance to discuss his draft architectural agreement.

CONSENT CALENDAR

- A. **Approval of the May 26, 2015 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the May 26, 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 May 31, 2015 financial statement and variance report as submitted. **Motion carried 5/0**
- B. **2016 Draft Reserve Study** – A motion was made, seconded and carried table the draft reserve study, so that management can arrange for a meeting with the Board Treasurer and a representative of Advanced Reserve Solutions, to discuss the study. **Motion carried 5/0**
- C. **Grants Landscape Proposal – Coral Tree Trimming** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape to trim fifty two (52) Coral trees throughout the community, in the amount of \$4,532.00. **Motion carried 5/0**
- D. **Grants Landscape Proposal – Various Items Throughout** – A motion was made, seconded and carried approve the proposal from the June 2015 landscape walk from Grant's Landscape; option #2, plus items #3 and #4, in the amount of \$1,015.00. **Motion carried 5/0**

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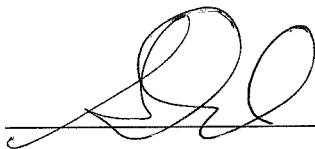
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- E. LED Flood Lights Proposals** – A motion was made, seconded and carried to approve the On the proposal from Pacific Crest Electric to install eighteen (18) new LED flood lights at the main entry, in the amount of \$4,100.00. **Motion carried 4/1 Bud voted against**
- F. Front Door Oil Rub Specifications and Light Standard Painting Specifications** – This item was tabled until the July 2015 meeting. **Motion carried 5/0**
- G. Front Door Oil Rub and Light Standard Painting Proposals** – This item was tabled until the July 2015 meeting, so that management can obtain additional information regarding the recommended cleaning process for the front doors, in preparation of applying the oil rub. **Motion carried 5/0**
- H. Shutter Repair at 7 and 11 Velore Proposals** – A motion was made, seconded and carried to approve the proposal from Andrews Contracting to re-attach the shutters at 7 and 11 Velore, in the amount of \$250.00. **Motion carried 5/0**
- I. Gopher Service Proposal** – A motion was made, seconded and carried to approve the proposal from Animal Pest Management to compete a one-time treatment for gophers, in the amount of \$295.00. **Motion carried 5/0**
- J. Slab Crack Repair Proposal – 3 Terazza** – A motion was made, seconded and carried to approve the proposal from PCW to pressure inject urethane into the slab crack where ground water is possibly entering through at 3 Terazza Drive. **Motion carried 5/0**
- K. Architectural Report and Decisions** – The requests for 5 Riva Drive and 3 Domani were discussed in Executive Session, without a decision made in General Session.
- L. Newport Coast Community Association Master** – The Board acknowledged that the NCCA planted new plant material in front of the utility boxes on Vista Ridge Drive.
- M. Next Meeting Agenda Discussion** – No action taken.
- N. Next Meeting Date** – The next meeting is scheduled for Tuesday, July 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 8:05 P.M.

ACCEPTED: _____



DATE: _____

9/29/15