

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

JULY 28, 2015

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BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Bud Grandsaert – President

MANAGEMENT REPRESENTATIVE:

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – June 23, 2015

Approved the Executive Minutes – May 26, 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 Vice President, Hector Macias, 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 were several homeowners in attendance to discuss the architectural application for the free standing patio cover of 5 Riva Drive.

CONSENT CALENDAR

- A. **Approval of the June 23, 2015 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the June 23, 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 June 30, 2015 financial statement and variance report as submitted. **Motion carried 4/0**
- B. **Annual Maintenance Inspection Proposals** – A motion was made, seconded and carried to approve the proposal from Orange Coast Building Services, to perform the Annual Maintenance Inspection, in the amount of 556.00. **Motion carried 4/0**
- C. **Grants Landscape Proposal for Tree Trimming** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape, to trim various trees throughout the community, in the amount of \$8,995.00. **Motion carried 4/0**
- D. **Grants Landscape Proposal – Various Items Throughout** – This item was tabled.

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- E. Front Door Oil Rub and Light Standard Painting Proposals** – A motion was made, seconded and carried to approve the revised proposal from Brooker Associates, to re-finish the front doors of each unit and paint all the street light poles throughout the community. The following was approved: **Motion carried 4/0**
- | | Street Lights | Street Light Patina | Front Doors |
|-----------------------|---------------|---------------------|-------------|
| 1. Brooker Associates | \$ 2,565.00 | \$ 4,590.00 | \$10,450.00 |
- F. Concrete Grinding Proposals** – A motion was made, seconded and carried to approve the proposal from SoCal Building Services to grind ten (10) areas of lifted sidewalks at the corners of Altezza and Matinna, Valore, Lucania, Classico, Splendore and Riva Drive, in the amount of \$637.04. **Motion carried 4/0**
- G. Architectural Report and Decisions** – A motion was made, seconded and carried to deny the homeowner's architectural application of 5 Riva, to build a free standing patio cover. **Motion carried 4/0**
- H. Newport Coast Community Association Master** – The Board requested Management to see if the NCCA will install flood lights at the newly planted olive trees located just outside the Altezza property line.
- I. Next Meeting Agenda Discussion** – No action taken.
- J. Next Meeting Date** – The next meeting is scheduled for Tuesday, August 25, 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 8:00 P.M.

ACCEPTED: _____

DATE: _____

[Signature]
8/25/2015