

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 26, 2016
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BOARD MEMBERS PRESENT:

Hector Macias – President
Jerry Dotson – Vice President
Sue Crider – Secretary
Roger Naff – 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 – November 23, 2016

Approved the Executive Minutes – October 27, 2015
Hearing for Non-Compliance of the Governing Documents
Delinquency Report – No action required

CALL TO ORDER

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by the Board 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

Several homeowners attended the Homeowner Forum to express their concern over the CC&R amendment not achieving quorum for the purpose of changing the leasing terms a homeowner allowed to rent their unit.

ALTEZZA AT NEWPORT COAST – Board Issues/Updates – The Board agreed to install additional irrigation to the newly planted olive trees on the NCCA property. The NCCA agreed to pay for the labor to install the new irrigation system.

CALL TO ORDER/ROLL CALL – The meeting will be called to order by the President. Roll call is recorded by Management on behalf of the Board of Directors.

General Session closed at 7:00 p.m. to enter into Executive Session.

General Session re-opened at 7:25 p.m. and closed at 7:26 p.m. to enter into Executive Session.

General Session re-opened at 8:15 p.m.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Financial Statements** – A motion was made, seconded and carried to accept the November 30, 2015 and December 31, 2015 financial statements and variance report as submitted.
Motion carried 4/0

- B. **Delinquency Policy SB-137 Resolution** – A motion was made, seconded and carried to adopt final resolution for the Association, which reflects updates to the collection policy. The new policy will go into effect on April 1, 2016. **Motion carried 4/0**

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- C. Grants Landscape Proposals – Various Items Throughout** – A motion was made, seconded and carried to approve the proposal from Grant’s Landscape from the landscape walk in January 2016, for various replacement throughout the community, in the amount of \$515.00. **Motion carried 4/0**
- D. Personal Touch Janitorial Cleaning Proposal** – A motion was made, seconded and carried to table the proposal from Personal Touch Janitorial Service to deep clean the spa furniture, shower tile, restroom tiles and power wash the spa deck. The Board will review this proposal in the summer of 2016. **Motion carried 4/0**
- E. Homeowner Reimbursement Request – 9 Domani** – A motion was made, seconded and carried to deny the homeowner’s request for reimbursement for the re-installation of the security points on the new windows that were replaced by the Association. **Motion carried 4/0**
- F. NCCA Request for Altezza to Water the New Olive Trees on the NCCA Property** – A motion was made, seconded and carried to approve to install new irrigation lines to water the new olive trees on Vista Ridge Road. The Landscape Committee will review the area and Management will obtain a proposal. **Motion carried 4/0**
- G. CC&R Amendment – Length of Rental Requirement** – A motion was made, seconded and carried to mail a letter to the membership, adjourning the meeting for the CC&R amendment, to March 1, 2016. **Motion carried 4/0**
- H. Architectural Report and Decisions** – No action taken.
- I. Newport Coast Community Association Master** –No action taken.
- J. Next Meeting Agenda Discussion** – No action taken.
- K. Next Meeting Date** – The next meeting is scheduled for Tuesday, February 23, 2016 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 9:10 P.M. to Executive Session to discuss minutes and hearings for non-compliance of the Governing Documents.

ACCEPTED: _____

DATE: _____

Feb 23, 2016