

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 23, 2016
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BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – January 26, 2016

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

HOMEOWNER FORUM

There was one homeowner in attendance to address architectural standards.

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 6:45 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.

CONSENT CALENDAR

- A. **Approval of the January 26, 2016 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the January 26, 2016 General Session Board Meeting minutes as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **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 February 2016, for various replacement throughout the community, in the amount of \$545.00. **Motion carried 5/0**

- B. **Antis Roofing – Roof Repair Proposals** – A motion was made, seconded and carried to approve the three (3) proposals from Antis Roofing to repair the defective underlayment at 3 Ultima, 17 Suprema and 23 Splendore.

| | | |
|----|--------------|------------|
| 1. | 3 Ultima | \$3,125.00 |
| 2. | 17 Suprema | \$1,315.00 |
| 3. | 23 Splendore | \$4,890.00 |

Motion carried 5/0

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C. Antis Roofing – Roof Repair Proposal – A motion was made, seconded and carried to approve items #1 and #3 on the proposal from Antis Roofing to repair the defective items at 11 Ultima.

- | | | |
|----|---------------------------------|--------------------------------|
| 1. | Rodent Screen | \$290.00 – Approved |
| 2. | Chimney Cap Coasting | \$590.00 – Not approved |
| 3. | Stucco Application for Moisture | \$1,845.00 – Approved |

Motion carried 5/0

D. Coyote Trapping Proposal – A motion was made, seconded and carried to not approve the proposal from Animal Pest Management to trap and euthanize coyotes that enter the community. **Motion carried 5/0**

E. Fire Alarm Batteries Proposal – A motion was made, seconded and carried to approve the proposal from Fire Service Corp., to install twenty-six (26) new fire alarm batteries and fifty-two (52) 12V 7Amp Batteries, for a total amount of \$2,755.32. **Motion carried 5/0**

F. Annual Fire Alarm Test – A motion was made, seconded and carried to approve the proposal from Fire Service Corp., to conduct and complete the annual fire alarm test, in the amount of \$1,690.00. **Motion carried 5/0**

G. New Light Fixture Replacement – 4 Mattina – A motion was made, seconded and carried to table this proposal so that Management can obtain additional proposals.
Board Discussion/Decision

H. Architectural Report and Decisions – There were no architectural applications submitted.

I. Newport Coast Community Association Master – Board member, Roger Naff, will attend the next Board meeting.

J. Next Meeting Agenda Discussion – No action taken.

K. Next Meeting Date – The next meeting is scheduled for Tuesday, March 22, 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 7:50 P.M. to Executive Session to discuss minutes and hearings for non-compliance of the Governing Documents.

ACCEPTED: _____



DATE: _____

3-22-16