

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

**MAY 24, 2016**

**PAGE 1 OF 2**

**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 – May 3, 2016**

Approved the Executive Minutes – March 22, 2016

Delinquency Report – No action required

Legal Discussion

**HOMEOWNER FORUM**

There were no homeowners in attendance.

**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.

**CONSENT CALENDAR**

- A. **Approval of the May 3, 2016 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the May 3, 2016 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, 2016 financial statement and variance reports as submitted. **Motion carried 5/0**
- B. **CD Maturation** – A motion was made, seconded and carried to approve to close the Pacific Western CD and keep the funds liquid until more information is obtained from the new Morgan Stanley representative. **Motion carried 5/0**
- 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 May 2016, for various replacements throughout the community, in the amount of \$1,933.00. **Motion carried 5/0**

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**PAGE 2 OF 2**

- D. Fire Extinguisher Annual Testing Proposals** – A motion was made, seconded and carried to approve the proposal from Blaze Out Extinguisher to test the fire extinguishers throughout the community, in the amount of \$364.00. **Motion carried 5/0**
  
- E. Spa Furniture Replacement Proposals** – This item was tabled until the June meeting so that a proposal for a different, more modern furniture can be obtained. The Board of Directors would like the Altezza spa furniture to match the new furniture that was installed at the NCCA Clubhouse.
  
- F. Aquatic Balance Fountain Lights** – No action required.
  
- G. Homeowner Request to Replace the Non-Performing Magnolia Tree in Front of 19 Ultima Drive** – This item was tabled so that the Landscape Committee can review the area and determine the best tree for that location.
  
- H. Asphalt Slurry Seal** – This item was tabled so that the streets can be inspected during the next landscape walk.
  
- I. 2016 Annual Election** – A motion was made, seconded and carried to approve the date of August 16, 2016 for the 2016 Annual Meeting. **Motion carried 5/0**
  
- J. 2016 Annual Election Record Date** – A motion was made, seconded and carried to set the record date for June 29, 2016, which is 48 days prior to the election. **Motion carried 5/0**
  
- K. 2016 Inspector of Election** – A motion was made, seconded and carried to approve to have a representative from Keystone Pacific to act as the Inspector of Election for the August 16, 2016 Annual Election. **Motion carried 5/0**
  
- L. Architectural Report and Decisions** – No action required.
  
- M. Newport Coast Community Association Master** – No action taken.
  
- N. Next Meeting Agenda Discussion** – Add items that were carried from the May 24, 2016 meeting.
  
- O. Next Meeting Date** – The next meeting is scheduled for Tuesday, June 28, 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 8:15 P.M. to Executive Session to discuss minutes and hearings for non-compliance of the Governing Documents.

**ACCEPTED:**  **DATE:** 6-28-2016