

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

**JULY 26, 2016**

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**BOARD MEMBERS PRESENT:**

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

**BOARD MEMBERS ABSENT:**

None

**MANAGEMENT REPRESENTATIVE:**

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

**ITEMS DISCUSSED IN EXECUTIVE SESSION – July 26, 2016**

Approved the Executive Minutes – June 28, 2016  
Delinquency Report  
Legal Discussion Architectural  
Hearing for Non Compliance of the Governing Documents

**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 6:40 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 June 28, 2016 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the June 28, 2016 General Session Board Meeting minutes as submitted. **Motion carried 5/0**

**ITEMS OF UNFINISHED/NEW BUSINESS**

- A. **Financial Statement and Morgan Stanley CD Investment** – A motion was made, seconded and carried to approve the June 30, 2016 financial statement. A motion was made, seconded and carried to approve Morgan Stanley opening five (5) new CD's, in the amount of \$100,000.00 each. The CD's are as follows:

	<b>Bank</b>	<b>Maturity Date</b>
1.	Wells Fargo CD Sioux Falls SD	08/05/2019
2.	Ally Bank Midvale UT CD	08/05/2019
3.	Peoples Natl BK Mount Vernon IL CD	07/29/2021
4.	Webster 5 CNTS CD Webster MA CD	07/29/2021
5.	Synchrony Draper UT CD	07/29/2021

**Motion carried 5/0**

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- B. 2017 Draft Reserve Study** – A motion was made, seconded and carried to approve the draft reserve study for the fiscal year 2017 prepared by Advanced Reserve Solutions. The study indicates that the Association is 94.53% funded.  
**Motion carried 5/0**
- C. Grants Landscape Proposal – Various Items Throughout** – A motion was made, seconded and carried to approve the proposal from Grant’s Landscape for various landscape replacements throughout the community, in the amount of \$740.00.  
**Motion carried 5/0**
- D. Grants Landscape Proposal – Remove Daylilies at the Spa Area and at the Riva Entrance** – A motion was made, seconded and carried to approve the proposal from Grant’s Landscape for the following plant replacement:
1. Remove the Daylilies at the spa area and replace with Rosemary Prostratus.  
\$2,640.00.
  2. Remove the Daylilies at the Riva entrance and replace with Rosemary Prostratus.  
\$595.00.
- Motion carried 5/0**
- E. Grants Landscape Proposal – Tree Removal on Vista Ridge, NCCA Property** – This item was tabled so that Management can obtain an addition proposal from another landscape company, and to find out from the Master Association to see if they would authorize Altezza to remove other pine trees located on Vista Ridge that are planted too close to each other on the NCCA property, and re-plant them on the right side of the Altezza entry. The homeowners on Classico Drive would bear the cost of this project.
- F. Antis Roofing Proposals – 3 Riva Drive** – This item was tabled so that Management can obtain a proposal from Andrews Construction.
- G. Holiday Lighting Proposal** – This item was tabled so that Management can review the previous electric bills to compare the electric expense based on regular lighting, LED lighting and incandescence lighting.
- H. Travelers Insurance** – These items were tabled so that the Board of Directors can 1) Inspect their attics to see if there fire sprinklers installed. Item 2) The reserve study shows that the spa is due to be re-plastered in two years. Management will find out from Travelers to see if the depth markers can be installed at that time.

These were Traveler’s Insurance concerns:

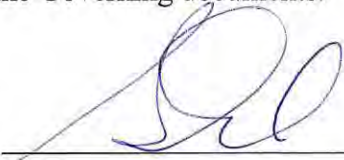
1. Automatic Sprinkler Protection Extension – Additional Sprinklers in Attic Space.
  2. Depth Markers for the Spa – Depth Markers Should Be Installed at the Spa.
- I. Architectural Report and Decisions** – The homeowner of 27 Terraza Drive submitted an incomplete architectural for not receiving the neighbor awareness forms as required. The application was for installing an air conditioning unit. The air conditioning unit was installed prior to submitting an application. Management was requested to find out if the owner had a city permit.

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- J. Newport Coast Community Association Master** – No action taken.
- K. Next Meeting Agenda Discussion** – No action taken.
- L. Next Meeting Date** – The next meeting is scheduled for Tuesday, August 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 8:10 P.M. to Executive Session to discuss minutes, delinquency report, legal issues regarding architectural and a hearing for non-compliance of the Governing documents.

**ACCEPTED:**  **DATE:** 8/23/16