

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

Hector Macias – President
Sue Crider – Secretary
Roger Naff – Member at Large

BOARD MEMBERS ABSENT:

Jerry Dotson – Vice President
David Canaday – Treasurer

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 6:35 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.

General Session closed at 7:00 p.m. to enter into Executive Session.
General Session re-opened at 7:15 p.m.

CONSENT CALENDAR

- A. **Approval of the July 26, 2016 General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the July 26, 2016 General Session Board Meeting minutes as submitted. **Motion carried 3/0**
- B. **Financial Statement – RESOLVED**, to accept the July 31, 2016 financial statement as submitted.
- C. **Homestreet Bank Closing Letter – RESOLVED**, to close the Homestreet Bank account and deposit the funds into the Morgan Stanley account.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **August 16, 2016 Annual Meeting -** We were not able to hold the Annual Meeting and Election that was scheduled for Tuesday, August 16, 2016 because we had less than the required 50%, plus one or 56 out of 110 members present in person or by ballot. Per the bylaws, the quorum requirement has been reduced to 25 percent. The Adjourned Election is scheduled for September 13, 2016. **No Action Taken**

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- B. 2016 Audit/ Tax Proposals** – A motion was made, seconded and carried to approve the proposal from Wertz & Company C.P.A, in the amount of \$800.00, to prepare the Association’s 2016 year-end audit and taxes. **Motion carried 3/0**

- C. Landscape Proposals – Tree Removal on Vista Ridge, NCCA Property** – A motion was made, seconded and carried to table the removal of the pine trees on Vista Ridge. Management will submit the proposed work to the NCCA Board of Directors for review and approval. **Motion carried 3/0**

- D. Grants Landscape Proposal – 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 \$8,230.00. This will begin in early November. **Motion carried 3/0**

- E. Antis Roofing – Annual Maintenance Proposal** – A motion was made, seconded and carried to table the proposal from Antis Roofing for the Annual Roof Maintenance. The Board requested that Management obtain one more proposal. **Motion carried 3/0**

- F. 2016 Holiday Lighting Proposals** – A motion was made, seconded and carried to approve the proposal from Garrett Electric, in the amount of \$3,300.00, to install the 2016 Holiday Lighting. **Motion carried 3/0**

- G. 2016 Annual Inspection Report** – A motion was made, seconded and carried to accept the 2016 annual inspection report as submitted, and mail out the annual report with the 2017 budget. **Motion carried 3/0**

- H. Architectural Report and Decisions** – **No action taken.**

- I. Newport Coast Community Association Master** – Roger to discuss tree replacement with NCCA.

- J. Next Meeting Agenda Discussion** – No action taken.

- K. Next Meeting Date** – The next meeting is scheduled for Tuesday, September 27, 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 7:35 P.M. to Executive Session.

ACCEPTED:  DATE: 9/26/2016