

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 25, 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 – September 27, 2016

Approved the Executive Minutes – August 23, 2016
Delinquency Report
Legal Discussion Architectural
Hearing for Non Compliance of the Governing Documents
Rules and Regulations

HOMEOWNER FORUM

There were no homeowners in attendance for General Session.

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 September 27, 2016 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the September 27, 2016 General Session Board Meeting minutes as submitted.
- B. **Financial Statement – Resolved**, to accept the September 30, 2016 financial statement as submitted.

General Session closed at 7:10 p.m. to enter into Executive Session.

General Session re-opened at 7:30 p.m.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Grants Landscape Proposals – Various Items Throughout Community** – A motion was made, seconded and carried to approve the revised proposal from the October 2016 landscape walk from Grant's Landscape, for various items throughout the community, in the amount of \$2,066.00 and the revised August landscape proposal, in the amount of \$1,740.00.
Motion carried 5/0

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- B. Front Entry Door Staining** – A motion was made, seconded and carried to table the proposals to stain all 110 front entry doors to each unit, at this time. A second motion was made, seconded and carried to have Horizon Construction strip and stain one door and clean and stain a second door, for a cost not to exceed \$500.00. **Motion carried 5/0**
- C. Antis Roofing – Rain Gutter Repair, 25 Terraza** – This item was tabled so that Management can obtain an additional proposal.
- D. Decibel Testing – 21 and 23 Terraza Drive** – This item was tabled until November 2016, so that the Board of Directors can discuss the noise issue with the contractor and homeowner of Terraza Drive.
- E. NCCA Trees on Vista Ridge** – No Action Taken
- F. Landscape Holiday Bonus** – A motion was made, seconded and carried to approve the following holiday bonuses. **Motion carried 5/0**
- | | | |
|----|---|----------|
| 1. | Jaime Pompa (Grant’s Landscape - Supervisor) | \$250.00 |
| 2. | Victor Perez (Grant’s Landscape - Onsite Foreman) | \$300.00 |
| 3. | Eutimio Domingo (Grant’s Landscape - Onsite Staff) | \$175.00 |
| 4. | Greg Oymaian (Keystone Pacific Property Management) | \$400.00 |
- G. Architectural Review and Decisions** – No Action Required
- H. Newport Coast Community Association Master** – No Action Taken
- I. Next Meeting Agenda Discussion** – No Action Taken
- J. Next Meeting Date** – The next meeting is scheduled for Tuesday, November 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 8:10 P.M. to Executive Session.

ACCEPTED: _____



DATE: _____

