

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 24, 2017
PAGE 1 OF 2**

BOARD MEMBERS PRESENT:

Hector Macias – President (Call-in 6:35 – 7:20)
Jerry Dotson – Vice President
Sue Crider – Secretary
Roger Naff – Member at Large

BOARD MEMBERS ABSENT:

David Canaday – Treasurer

MANAGEMENT REPRESENTATIVE:

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – November 22, 2016

Approved the Executive Minutes – October 25, 2016
Delinquency Report
Hearing for Non Compliance of the Governing Documents
Legal Discussion – ADA Requirement

HOMEOWNER FORUM

There were no two homeowners in attendance for General Session to discuss tenants that live in the community who do not adhere to the Rules and Regulations.

CALL TO ORDER

The General Session meeting of the Altezza at Newport Coast Homeowners Association was called to order by the Board Vice President, Jerry Dotson, 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 November 22, 2016 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the November 22, 2016 General Session Board Meeting minutes as submitted.
- B. **Financial Statements – Resolved**, to accept the November 30, 2016 and the December 31, 2016 financial statements as submitted.

ITEMS OF UNFINISHED/NEW BUSINESS

- A. **Grants Landscape Proposals – Various Items Throughout Community** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape from the December 2016 landscape walk, for various items throughout the community, in the amount of \$3,104.00. **Motion carried 3/0**
- B. **Rain Gutter Repair Proposal, 25 Terraza** – A motion was made, seconded and carried to approve the proposal from J. Alexander Weatherproofing to correct the rain gutter downspout at 25 Terraza Drive, which is causing water to overshoot the rain gutter, in the amount of \$495.00. **Motion carried 3/0**

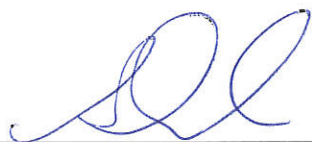
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GENERAL SESSION MEETING MINUTES
JANUARY 24, 2017
PAGE 2 OF 2

- C. Annual Roof Maintenance Proposals** – This item was tabled until February 2017.
No action taken
- D. Andrews Contracting Proposal – Wrought Iron Handrail Repair** – A motion was made, seconded and carried not to approve the proposal from Andrews Contracting to repair the rotted wrought iron handrail near the spa area. Management will look at other options for paint and repairs. **Motion carried 3/0**
- E. Coral Tree Trimming Proposal** – This item was tabled until February 2017. No action taken
- F. Pacific Electric – Building Electrical Junction Boxes** – A motion was made, seconded and carried not to have the electrician inspect the buildings throughout the community at this time. Management will request that Pacific Electric check one other junction box on a different building to ensure the wiring is to City code. Should there be an issue with a different junction box, Management will present the findings to the Board for review. **Motion carried 3/0**
- G. No Trespassing Sign – Fire Gate** – A motion was made, seconded and carried to order and have installed, a “no trespassing” sign on the back fire gate. **Motion carried 3/0**
- H. 2017 Reserve Items with Zero (0) Remaining Life** – Management will begin obtaining repair or replacement proposals for the following components:
1. Cabana Water Heater
 2. Wrought Iron Repairs and Painting
 3. Street Mastic Replacement (to be completed with slurry seal project)
- I. NCCA Trees on Vista Ridge** – Management will create a map of the homeowners who are interested in participating in the tree removal and replacement project on Vista Ridge. The map will outline the homeowners who are interested as well as the amount each homeowner is willing to contribute to the project.
- J. Architectural Review and Decisions** – No action required.
- K. Newport Coast Community Association Master** – Board member, Roger Naff, will attend the next NCCA board meeting to discuss the pine tree project on Vista Ridge, to find out if the NCCA Board will allow 36” box Pine trees to be installed vs. 48” box Pine trees.
- L. Next Meeting Agenda Discussion** – Items that were tabled, will be carried to the February 28, 2016 meeting.
- M. Next Meeting Date** – The next meeting is scheduled for Tuesday, February 28, 2017 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: _____

2/28/17