

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
FEBRUARY 28, 2017  
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**BOARD MEMBERS PRESENT:**

Hector Macias – President  
Jerry Dotson – Vice President  
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 – January 24, 2017**

Approved the Executive Minutes – November 22, 2016  
Delinquency Report  
Hearing for Non Compliance of the Governing Documents  
Legal Discussion – ADA Requirement

**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 6:30 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 January 24, 2017 General Session Meeting Minutes – Resolved**, to ratify the action taken and approve the January 24, 2017 General Session Board Meeting minutes as submitted.
- B. **Financial Statement – Resolved**, to accept the January 31, 2017 financial statement as submitted.
- C. **Delinquency Report – Resolved**, to place a lien on APN 935-745-70 for all outstanding assessments and applicable charges.

**ITEMS OF UNFINISHED/NEW BUSINESS**

- A. **2016 Draft Audit** – A motion was made, seconded and carried to approve the draft audit for fiscal year ended December 31, 2016 prepared by Wertz & Company, C.P.A.  
**Motion carried 4/0**
- B. **Grants Landscape Proposals – Various Items Throughout Community** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape from the February 2017 landscape walk, for various items throughout the community. **Motion carried 4/0**

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- C. Grants Landscape Proposals – 3 Suprema Drive** – A motion was made, seconded and carried to approve the proposal from Grant’s Landscape to plant two (2) Alaska White Azalea’s, in the amount of \$50.00. **Motion carried 4/0**
- D. Annual Roof Maintenance Proposals** – This item was tabled until 2018.
- E. Andrews Contracting Proposal – 9 Domani – Garage Stucco Repair** – This item was tabled so that the damages can be inspected during the next property inspection.
- F. New Horizon Construction Door Refinishing Increase Request** – A motion was made, seconded and carried to approve a partial increase request from New Horizon Construction to refurbish all the front doors in the community. The Board approved an increase of \$12.50 per door, or a maximum of \$1,375.00. **Motion carried 4/0**
- G. Rodent Bait Stations** – A motion was made, seconded and carried to approve to have an additional 20 bait stations installed in the community at no charge from Animal Pest Management. **Motion carried 4/0**
- H. Earthquake Insurance – Borrowing from Reserves** – A motion was made, seconded and carried to approve to pay for the 2017/2018 earthquake premium from the operating account. **Motion carried 4/0**
- I. Architectural Review and Decisions** – A motion was made, seconded and carried to deny the homeowner of 3 Valore request to replace her wood front door with a new fiberglass door at this time. The Architectural Committee will review fiberglass doors from Ganahl Lumber as requested by the homeowner. **Motion carried 4/0**
- J. Newport Coast Community Association Master** – No action taken at this time.
- K. Next Meeting Agenda Discussion** – No action taken at this time.
- L. Next Meeting Date** – The next meeting is scheduled for Tuesday, March 28, 2017 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.  
**Board Discussion**

**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: 3/28/2017