

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 20, 2009
PAGE 1**

BOARD MEMBERS PRESENT:

Barry West
Gary Calacci
Jerry Dotson
Larry Bishop

BOARD MEMBERS ABSENT:

Sandra Printer

MANAGEMENT REPRESENTATIVE:

Jennifer B. Stocks, CCAM
Keystone Pacific Property Management, Inc

ACTIONS TAKEN DURING EXECUTIVE SESSION ON NOVEMBER 18, 2008

- Approve the Executive Session Minutes for October 21, 2008
- Tabled a discussion regarding common area landscaping pending legal counsel opinion
- Holiday Bonuses for vendors

CALL TO ORDER

The meeting was called to order by Barry West, President, at 6:30 P.M. at the Coastal Canyon Facility, 6700 Ridge Park, Newport Coast, CA. Proof of Notice was recorded by Management on behalf of the Board of Directors.

HOMEOWNER DISCUSSION

Steve Cohen of 9 Suprema was in attendance to discuss mail delivery and a mobile detailing vehicle at the property late at night looking in trash cans. Mark Turkel of 19 Suprema was in attendance to discuss the slab leak that occurred in the B Unit above his unit and his objection to the reroute through his ceiling.

APPOINTMENT OF OFFICERS

This item was tabled until the February meeting.

LANDSCAPE COMMITTEE REPORT

Linda Boris, Landscape Committee Chair, was in attendance and discussed the entry boxwoods (affected by the cold and vehicles) and suggested the installation of bollards to protect the entrance landscaping.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the Consent Calendar as submitted: **(4-0)**

- A. **MINUTES - RESOLVED**, to approve the November 18, 2008 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to approve the November 2008 and December 2008 financials, as submitted.

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 20, 2009
PAGE 2**

- C. 7 LUCANIA SLAB LEAK & DRYWALL REPAIR - RESOLVED**, to ratify actions taken and approve the proposals from ProServ Plumbing and Drain to reroute the plumbing & repair the drywall at 7 Lucania, due to a hot water slab leak, for a total cost of \$4,707.29 as submitted.
- D. 21 SPLENDORE SLAB LEAK & DRYWALL REPAIR - RESOLVED**, to ratify actions taken and approve the proposal to reroute the plumbing at 21 Splendore due to a hot water slab leak, for a total cost of \$4,456.25 from ProServ Plumbing and Drain as submitted.
- E. 21 SUPREMA STEM WALL SEALING - RESOLVED**, to ratify actions taken and approve the proposal from DM Construction to perform stem wall sealing at 21 Suprema for a total cost of \$4,443.00, as submitted.

ACTION ITEMS

- A. DELINQUENCY REPORT** – A motion was made, seconded and carried to file a lien on APN#935-34-487 in the amount of \$1,350.00. **(3-0-1)** Barry West abstained.
- B. CD MATURATION** - A motion was made, seconded and carried to direct Morgan Stanley to rollover and/or open the following CD's with a term for no longer than six months. **(4-0)**
 - 1. Rollover - MSCD St Bk India in the amount of \$95,000.00 maturing on 01/28/09**
- C. SPA REPAIRS** – A motion was made, seconded and carried to approve the proposal from AquaBlue to perform the Virginia Baker Graeme Pool and Safety Act repairs for a total cost of \$1,470.00 and to solicit another bid to re-plaster the pool and to choose AquaBlue at a cost of \$4,625.00, if they have the lowest bid. **(4-0)**
- D. SPA/FOUNTAIN VENDOR** – Management was directed to discuss the fountain maintenance in regards to algae growth and the placement of the lights.
- E. 19/17 SUPREMA & 8/10 MATTINA SLAB LEAK PROPOSALS** – A motion was made, seconded and carried to table the decision pending additional proposals regarding rerouting and epoxy coating the interior of the pipes. **(4-0)**
- F. 1 LUCANIA** – A motion was made, seconded and carried to approve the proposal from DM Construction for a total cost of \$651.00 to repair the stucco around the exterior water faucet. **(4-0)**
- G. 23 TERRAZA** – A motion was made, seconded and carried to approve a water test on the exterior of the unit; Larry Bishop to provide information on a vendor that performs infrared detection and to contact the homeowner. **(4-0)**

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 20, 2009
PAGE 3**

- H. RULES CLARIFICATION** – A motion was made, seconded and carried to add clarifying rules to the Rules and Regulations regarding pots on ledges, pots on steps and pots hanging from trellises. **(4-0)**
- I. RULES AMENDMENT** – A motion was made, seconded and carried to add a rule to the Rules and Regulations regarding mobile detailing and mobile auto repair. **(4-0)**
- J. 2009 PROJECT DISCUSSION** – A motion was made, seconded and carried to table this discussion until the next meeting. **(4-0)**

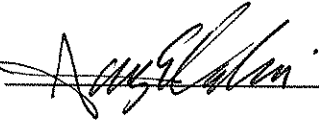
NEXT MEETING DATE

The next meeting is scheduled for February 18, 2009 at 6:30 pm at the Coastal Canyon Facility, 6700 Ridge Park, Newport Coast, CA.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 8:03 p.m.

ACCEPTED: _____



DATE: _____

2/18/09