

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 18, 2009
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BOARD MEMBERS PRESENT: Sandra Printer
Gary Calacci
Larry Bishop
Jerry Dotson (Arrived at 6:53)

BOARD MEMBERS ABSENT: Barry West

MANAGEMENT REPRESENTATIVE: Jennifer B. Stocks, CCAM
Keystone Pacific Property Management, Inc

ACTIONS TAKEN DURING EXECUTIVE SESSION ON JANUARY 20, 2008

- Approve the Executive Session Minutes from the November 25, 2008 meeting
- Discussed common area landscaping based on legal counsel opinion

CALL TO ORDER

The meeting was called to order by Sandra Printer, Vice 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 Coben of 9 Suprema was in attendance to discuss the recent landscape walk and information regarding the garage doors.

APPOINTMENT OF OFFICERS

This item was tabled until the March meeting. (3-0)

CONSENT CALENDAR

A motion was made, seconded and carried to approve the Consent Calendar as submitted: (3-0)

- A. **MINUTES - RESOLVED**, to approve the January 20, 2009 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to approve the January 2009 financial statement, as submitted.
- C. **SLAB LEAK EPOXY REPAIR - RESOLVED**, to ratify actions taken and approve the proposal from A to Z Leak Detection to epoxy repair three individual lines at 8/10 Mattina, 17/19 Suprema and 25 Terraza, due to hot water slab leaks, for a total cost of \$2,900.00, as submitted.

ACTION ITEMS

- A. **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. (3-0)

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1. Rollover - MSCD Capmark in the amount of \$90,000.00 maturing on 2/20/09
2. Rollover - MSCD Sovereign in the amount of \$70,000.00 maturing on 3/17/09
3. Rollover - MSCD Community in the amount of \$70,000.00 maturing on 3/19/09
4. Rollover - MSCD Flagstar in the amount of \$90,000.00 maturing on 3/19/09
5. Open Litigation Reserve CD in the amount of \$50,000.00 for 6 months or less
6. Open Reserve CD in the amount of \$80,000.00 for 6 months or less

B. 1 LUCANIA – A motion was made, seconded and carried to approve the reimbursement of the plumbing repair for a total cost of \$212.00; the exterior hose bib was apparently damaged during the painting of the community. (4-0)

C. 2009 PROJECT DISCUSSION – A motion was made, seconded and carried to: (4-0)

1. Access Entry System – update reserve study with installation date
2. Access Operators – continue to maintain the current system
3. Annual Inspection – Management will obtain bids in July/August
4. Irrigation Controllers – Grants Landscaping will inspect and report on the controllers
5. Spa Furniture – Management will obtain bids to replace the furniture in September
6. Add – Security Cameras, Epoxy Method to repair slab leaks and Speed Cushions to the next agenda.
7. Utility Doors were replaced during the paint project
8. Front Doors – Management is obtaining bids to maintain the front doors.
9. Painting Gas Meters – this will be done during the painting of the wood & metal in the coming years.
10. Rain Gutter Cleaning – these are being done on an as needed basis
11. Roof Tiles were replaced during the painting project in 2007-2008.
12. Lights at Entry – Three Phase Electric provided a proposal to add a spotlight at the fountain for \$525.00.

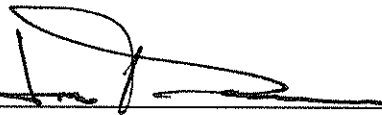
NEXT MEETING DATE

The next meeting is scheduled for Tuesday, March 24, 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: _____

3-24-2009