

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 24, 2009
PAGE 1**

BOARD MEMBERS PRESENT: Larry Bishop
Gary Calacci
Jerry Dotson

BOARD MEMBERS ABSENT: Barry West

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON FEBRUARY 18, 2009

- Approve the Executive Session Minutes from the January 20, 2009 meeting
- Accepted the resignation of Board Member, Sandra Printer.

CALL TO ORDER

The meeting was called to order by management representative, Jennifer Stocks, at 6:31 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.

GUEST SPEAKER

Brandon Taliaferro, Steven Christenson and Bill Metzger of A to Z Leak Detection were in attendance to discuss the epoxy method of repairing slab leaks and field questions from the Board.

HOMEOWNER DISCUSSION

Steve Coben of 9 Suprema and Sandy Printer of 15 Classico were in attendance to listen to the guest speaker.

APPOINTMENT OF OFFICERS

A motion was made, seconded and carried to seat the Board as follows: **(3-0)**
President/Assistant Sec – Larry Bishop
Vice President/Treasurer – Gary Calacci
Secretary – Jerry Dotson
Member at Large – Barry West

CONSENT CALENDAR

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

- A. MINUTES - RESOLVED**, to approve the February 18, 2009 General Session meeting minutes, as submitted.
- B. FINANCIAL STATEMENT - RESOLVED**, to approve the February 2009 financial statement, as submitted.

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 24, 2009
PAGE 2**

ACTION ITEMS

- A. DELINQUENCY REPORT** – A motion was made, seconded and carried to file a lien in the amount of \$1,320.00, on APN#935-34-487. **(3-0)**
- B. AUDIT** – A motion was made, seconded and carried to approve the draft audit, as prepared by Schonwit & Company, for mail out to the membership. **(3-0)**
- C. INSURANCE RENEWAL/BORROWING FROM RESERVES** – A motion was made, seconded and carried to approve the insurance renewals from Greg Lerum Insurance and to borrow the funds from reserves to pay off the entire premium. **(3-0)**
- D. CD MATURATION** – A motion was made, seconded and carried to direct Morgan Stanley to rollover the following CD's with a term for no longer than six months. **(3-0)**
 - 1. Rollover - MSCD GMAC Bk in the amount of \$43,000.00 maturing on 4/09/09**
 - 2. Rollover - MSCD State Bk in the amount of \$80,000.00 maturing on 4/29/09**
- E. THREE PHASE ELECTRIC LIGHTING PROPOSAL** – A motion was made, seconded and carried not to move the photocell located at 15 Classico or install lighting at the entryway fountain or gates. Larry Bishop, Board President, wants to meet with Three Phase Electric to discuss the entryway lighting. **(3-0)**
- F. JANITORIAL SPRING CLEANING** – A motion was made, seconded and carried to approve the proposal from Personal Touch Janitorial, to perform a deep cleaning of the spa furniture, for a total cost of \$220.00. **(3-0)**
- G. LATE FEES/DELINQUENCY POLICY** – A motion was made, seconded and carried to begin using the maximum late fee of 10%, beginning June 1, 2009. **(3-0)**
- H. HOMEOWNER CORRESPONDENCE** – A motion was made, seconded and carried to approve improvements based on the architectural guidelines. Board Member Gary Calacci inspected the property at 17 Splendore in the past for an architectural review and approved the hanging pots and potted plants.
- I. PROPOSED RULE CHANGES** – A motion was made, seconded and carried to table this until the April meeting. **(3-0)**
- J. TENANTS/HOMEOWNER RESPONSIBILITIES** – The Board took no action, homeowners are ultimately responsible for the actions of their tenants.
- K. WROUGHT IRON REPAIRS at 1 ULTIMA** – A motion was made, seconded and carried to table this project until the wrought iron is repainted throughout the community. **(3-0)**

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 24, 2009
PAGE 3**

- L. CONCRETE REPAIRS AT 15 SPLENDORE** – A motion was made, seconded and carried to table this until the April Meeting. **(3-0)**

- M. STOP SIGN ON ASPHALT** – A motion was made, seconded and carried to not repaint the stop and bar on the street at Vista Ridge Road and Altezza Dr at this time, it will be redone during the next slurry seal. **(3-0)**

- N. SPEED DETERRENTS** – A motion was made, seconded and carried to discuss speeding on Altezza Drive in the next newsletter, making the community aware of the cost of installing speed deterrents. **(3-0)**

- O. BOLLARDS AT ENTRANCE** – A motion was made, seconded and carried to table this item until further notice. **(3-0)**

- P. SOUND TRANSFERANCE** – The Board discussed communication from neighbor to neighbor regarding sound transference and suggested a newsletter article. No action was taken.

- Q. INFRARED REPORTS** – A motion was made, seconded and carried to submit the 25 Terraza and 27 Ultima infrared reports to Gary Grant of PCW Contracting Services to interpret and make recommendations. **(3-0)**

- R. FRONT DOOR RESTORATION** – A motion was made, seconded and carried to table this item until the April board meeting. **(3-0)**

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, April 28, 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 9:06 p.m.

ACCEPTED: Lawrence Big DATE: 4/28/09