

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 28, 2009
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BOARD MEMBERS PRESENT:

Larry Bishop
Gary Calacci
Jerry Dotson
Barry West

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON MARCH 24, 2009

- Approved the Executive Session Minutes from the February 18, 2009 meeting
- APN#935-34-470 sent the account to collections and authorized writing off the bad debt
- Approved soliciting volunteers for the Board in the community newsletter

CALL TO ORDER

The meeting was called to order by Larry Bishop, Board 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

Bart Brown of 1 Riva was in attendance to discuss the landscaping between Trovare and Altezza and gave information regarding the trees that were trimmed on the Trovare slope. Peer & Nancy Swan of 7 Terraza were in attendance to bring up the speed limit in the community and recommended that it be increased to 20 miles per hour. Steve Coben of 9 Suprema was in attendance to listen to the guest speaker.

GUEST SPEAKER

Eric Weissmann and Luis Maldonado of Curaflo were in attendance to discuss the epoxy method of repairing slab leaks and field questions from the Board.

LANDSCAPE COMMITTEE

Linda Boris was in attendance to discuss the mites on the pines and the thrips on the myoporum. There was discussion regarding the ornamental plum trees; Gary Calacci recalled giving Grant's Landscaping the authorization to remove failing ornamental plum trees, at no cost to the Association. Management was given a punch list of items to send to Grant's Landscaping regarding irrigation and clean up of the entry 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 March 24, 2009 General Session meeting minutes, as submitted.

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- B. FINANCIAL STATEMENT - RESOLVED**, to accept the March 2009 financial statement, as submitted.

ACTION ITEMS

- A. CD MATURATION & RESERVE FUNDS** - A motion was made, seconded and carried to rollover the Sallie Mae MSCD maturing on 5/27/09 and to open three new CD's, in the amount of \$50,000.00 each, for a term no longer than six months. **(4-0)**
- B. PROPOSED RULE CHANGES** - A motion was made, seconded and carried to table this until the May meeting. **(4-0)**
- C. CONCRETE REPAIRS AT 15 SPLENDORE** - A motion was made, seconded and carried to table this until a future meeting, Larry Bishop wants to perform an inspection of the entire community, compile a list and have all concrete replacement done at one time. **(4-0)**
- D. FRONT DOOR RESTORATION** - A motion was made, seconded and carried to give ProTec Building Services, Orange Coast Building Services, Orange County Mailboxes & Construction and Mickler's Painting a portion of door to refinish, so that the Board may review the result prior to choosing a vendor. **(4-0)**
- E. PLUMBING EPOXY PROPOSALS** - A motion was made, seconded and carried to request the attendance of a representative of Ace Duraflo at the May meeting. **(4-0)**
- F. LANDSCAPING PROPOSALS** - A motion was made, seconded and carried to approve the spa area/Trovare slope proposal for tree removal for a total cost of \$2,030.00, pending approval by the Trovare Board of Directors. A motion was made, seconded and carried to table the removal of landscaping between 5 and 7 Terraza until after the May 14, 2009 landscape walk. **(4-0)**
- G. NO PARKING ON VISTA RIDGE ROAD** - A motion was made, seconded and carried to sign the letters to the Newport Coast Masters Association and the Newport Coast Advisory Committee and authorized Barry West, Member at Large, to contact other Associations that have entrances on Vista Ridge Road. **(4-0)**
- H. ARCHITECTURAL REVIEW** – A motion was made, seconded and carried to accept the Notice of Completion from Mark Hogle of 1 Ultima. A motion was made, seconded and carried to approve the hanging pots on the upper balcony trellis at 17 Splendore but to deny the installation of pots in the entry area until further review by legal counsel. The Board directed Management to ask legal counsel if the B Unit entry area is common area or exclusive use common area. **(4-0)**

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NEXT MEETING DATE

The next meeting is scheduled for Tuesday, May 26, 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 9:24 p.m.

ACCEPTED: 

DATE: 5-26-09