

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MAY 26, 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 APRIL 28, 2009**

- Approved the Executive Session Minutes from the March 24, 2009 meeting
- Violation Hearings

**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.

**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.

**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. Steve Coben of 9 Suprema was in attendance to listen to the guest speaker and discussed the left over paint in the utility closet near 25 Terraza.

**LANDSCAPE COMMITTEE**

Linda Boris was in attendance to discuss the mites on the pines, the need to increase irrigation and the bird of paradise at 29 Lucania. Management was given a punch list of items to send to Grant's Landscaping regarding irrigation at the entrance to Riva Drive and throughout the community.

**ARCHITECTURAL REVIEW**

The homeowner of 29 Lucania submitted a written request for the installation of items in the exclusive use back yard and requested changes to the Association's landscaping. The Board approved the installation of small decorative fountains, resurfacing of the existing hardscape and denied the request to remove the Italian Cypress tree or Bird of Paradise from the common area landscaping.

**CONSENT CALENDAR**

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

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- A. **MINUTES - RESOLVED**, to approve the April 28, 2009 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to accept the March 2009 financial statement, as submitted.

**ACTION ITEMS**

- A. **RESERVE STUDY** – A motion was made, seconded and carried to approve the proposal from ARS to perform an update reserve study for a total cost of \$600.00. **(4-0)**
- B. **PROPOSED RULE CHANGES** - A motion was made, seconded and carried to send out the proposed changes to the Rules and Regulations to the membership for review. **(4-0)**
- C. **FRONT DOOR RESTORATION** - A motion was made, seconded and carried to table this decision in order to get additional information from Mickler's Painting in regards to pricing. **(4-0)**
- D. **PLUMBING EPOXY PROPOSALS** - A motion was made, seconded and carried to request a review of the Ace Duraflo contract to see if changing the scheduling would reduce the overall cost of the project. **(4-0)**
- E. **BOLLARD PROPOSALS** – A motion was made, seconded and carried to table this issue indefinitely and monitor the plant material at the entrance for vehicle damage. **(4-0)**
- F. **LANDSCAPING PROPOSALS** - A motion was made, seconded and carried to approve the Grants Landscaping proposal to remove trees lifting concrete at seven locations and to replant various areas in the community for a total cost of \$1,285.00. **(4-0)**
- G. **CONCRETE REPLACEMENT/CONCRETE GRINDING**– A motion was made, seconded and carried to tentatively accept the proposal from PCW Contracting Services, if the company will consider lowering the price of the contract from \$14,885.00 to \$13,000.00. The final decision will be made through email by Action without Meeting. Jerry Dotson will attempt to obtain the original color for the colored concrete in the community. **(4-0)**
- H. **LIGHTING PROPOSAL** – A motion was made, seconded and carried to accept the three lighting proposals from Three Phase Electric to enhance the entrance lighting for a total cost of \$2,882.00 **(3-0)** Gary Calacci left at 9:03 pm.

**NEXT MEETING DATE**

The next meeting is scheduled for Tuesday, June 23, 2009 at 6:30 pm at the Coastal Canyon Facility, 6700 Ridge Park, Newport Coast, CA.

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ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 9:10 p.m.

ACCEPTED: 

DATE: 6-23-09