

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JUNE 23, 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 MAY 26, 2009**

- Approved the Executive Session Minutes from the April 28, 2009 meeting
- Violation Hearing
- Board Member Vacancy

**CALL TO ORDER**

The meeting was called to order by Larry Bishop, Board President, at 6:27 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**

Mick Micker of New Horizon Construction was in attendance to discuss the restoration of the front doors in the community.

**HOMEOWNER DISCUSSION**

Bart Brown of 1 Riva was in attendance to discuss the landscaping between Trovare and Altezza and gave information regarding the boundary lines between the two properties. Steve Coben of 9 Suprema was in attendance to listen to the guest speaker.

**LANDSCAPE COMMITTEE**

Linda Boris was in attendance to review the landscape proposal and to discuss the areas on Valore and Riva that are bare of plantings and may need irrigation repairs.

**ARCHITECTURAL REVIEW**

The homeowner of 17 Suprema submitted an architectural application final approval is pending an inspection by Barry West.

**CONSENT CALENDAR**

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

- A. MINUTES - RESOLVED**, to approve the May 26, 2009 General Session meeting minutes, as submitted.
- B. FINANCIAL STATEMENT - RESOLVED**, to accept the April 2009 financial statement, as submitted.

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- C. **CD MATURATION – RESOLVED**, to rollover the two Morgan Stanley CD's maturing in July 2009 for a term of no longer than six months.

**ACTION ITEMS**


- A. **ARCHITECTURAL GUIDELINES** – A motion was made, seconded and carried to appoint Barry West, Gary Calacci and Larry Bishop to review the current guidelines/ application and suggest changes at a future meeting. **(4-0)**
- B. **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. **(3-0-1)** Barry West recused himself.
- C. **LANDSCAPING PROPOSALS** - A motion was made, seconded and carried to approve the Grants Landscaping proposal to address various areas in the community for a total cost of \$1,253.00. **(4-0)**
- D. **PUMP ROOM DRYWALL REPAIRS & VENTILATION** – A motion was made, seconded and carried to approve the proposal from PCW Contracting for a total cost of \$1,473.00. **(4-0)**
- E. **EPOXY/REPIPING TO ADDRESS SLAB LEAKS** – No decision was made on a method. A motion was made, seconded and carried to obtain proposals to hire a consultant to evaluate and review the proposals. **(4-0)**

**NEXT MEETING DATE**

The next meeting is scheduled for Tuesday, July 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 8:32 p.m.

ACCEPTED:  DATE: 7-28-09