

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 28, 2009
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BOARD MEMBERS PRESENT: Larry Bishop
Jerry Dotson
Barry West

BOARD MEMBERS ABSENT: Gary Calacci

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON JUNE 23, 2009

- Approved the Executive Session Minutes from the May 26, 2009 meeting
- Violation Hearing
- Board Member Vacancy

CALL TO ORDER

The meeting was called to order by Larry Bishop, Board President, at 6:33 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 the irrigation near his home. Suzanne Henry was in attendance to discuss windows that leaked in her unit and to inquire about the repairs.

CONSENT CALENDAR

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

- A. **MINUTES - RESOLVED**, to approve the June 23, 2009 General Session meeting minutes and the Architectural Report from June 1, 2009 thru July 22, 2009, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to accept the June 2009 financial statement, as submitted.
- C. **CD MATURATION – RESOLVED**, to rollover the Morgan Stanley CD maturing on August 27, 2009 for a term of no longer than six months.

ACTION ITEMS

- A. **DELINQUENCY REPORT – APN# 935-34-549** – A motion was made, seconded and carried to file a lien on APN#935-34-549 in the amount of \$1,295.00. **(3-0)**
- B. **DRAFT RESERVE STUDY** – A motion was made, seconded and carried to table the draft reserve study to allow the Board to discuss the study with Advanced Reserve Solutions. **(3-0)**

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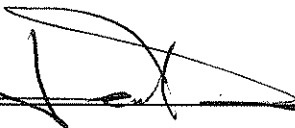
- C. TREE TRIMMING** - A motion was made, seconded and carried to approve the Grants Tree Trimming proposal to trim the community trees for a total cost of \$8,415.00. **(3-0)**
- D. WROUGHT IRON REPAIRS** – A motion was made, seconded and carried to table the decision pending additional proposals. **(3-0)**
- E. ANNUAL MAINTENANCE INSPECTION AND REPORT** – A motion was made, seconded and carried to approve the proposal from La Jolla Pacific, to perform the annual maintenance inspection and provide a report, for a total cost of \$950.00. **(3-0)**
- F. FRONT DOOR RESTORATION** - A motion was made, seconded and carried to restore 51 doors in the community for a total cost of \$24,225.00, which will be paid out of reserves exterior surfaces. **(3-0)**
- G. ARCHITECTURAL GUIDELINES** – A motion was made, seconded and carried to send the revised architectural guidelines, prepared by the Board, to legal counsel for review. **(3-0)**
- H. FRONT DOOR LOCKS** – A motion was made, seconded and carried to table a decision regarding front door locks and to solicit recommendations from Crown Custom Hardware. **(3-0)**
- I. SLOPE BETWEEN ALTEZZA & TROVARE** – A motion was made, seconded and carried to table this discussion until further information is received from the Trovare Board of Directors. **(3-0)**
- J. EPOXY/REPIPING TO ADDRESS SLAB LEAKS** – A motion was made, seconded and carried to obtain a proposal from South Coast Engineering Group. **(3-0)**

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, August 25, 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 8:52 p.m.

ACCEPTED:  **DATE:** 8-31-09