

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
AUGUST 25, 2009
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BOARD MEMBERS PRESENT: Larry Bishop
Jerry Dotson
Gary Calacci

BOARD MEMBERS ABSENT: Barry West

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON JULY 28, 2009

- Approved the Executive Session Minutes from the June 23, 2009 meeting
- Sent APN#935-34-506 with a balance of \$6,712.00 to collections
- Violation Hearing

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

Steve Coben was in attendance to observe the meeting and gave his opinion regarding the concrete replacement and the current lighting vendor, Three Phase Electric.

LANDSCAPE COMMITTEE

Linda Boris, Landscape Committee Chairperson, was in attendance to discuss the continued installation of the drip system for the potted geraniums, common area clean up of falling leaves and trash. Management will send a work order regarding all three items.

CONSENT CALENDAR

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

- A. **MINUTES - RESOLVED**, to approve the July 28, 2009 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to accept the July 2009 financial statement, as submitted.
- C. **CD MATURATION – RESOLVED**, to rollover the two Morgan Stanley CD's, maturing in September, for a term of no longer than six months.

ACTION ITEMS

- A. **WATER INTRUSION –** A motion was made, seconded and carried to approve PCW Contracting to perform water tests at 23 and 25 Terraza in order to determine the entry point for the water intrusion for a total not too exceed \$850.00. **(3-0)**

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- B. DRAFT RESERVE STUDY** – A motion was made, seconded and carried to approve the revised reserve study. The study was revised by ARS after a discussion with board members Larry Bishop and Gary Calacci. **(3-0)**

- C. WROUGHT IRON REPAIRS** – A motion was made, seconded and carried to approve the proposal from Carasso Construction to repair five hand rails, the fire lane gates, front and rear gate at 7 Classico and install two signs on the fire lane gate for a total cost of \$1,900.00. **(3-0)**

- D. EPOXY OR REPIPING TO ADDRESS SLAB LEAKS** – A motion was made, seconded and carried approve the proposal from South Coast Engineering Group, to evaluate the epoxy method vs. other methods, epoxy proposals and advise the Board of Directors for an approximate cost not to exceed \$1,000.00; which will be paid out of the settlement account. A motion was made, seconded and carried to have A to Z Leak Detection investigate any future leaks and provide a proposal to re-route and epoxy. **(3-0)**

- E. RAIN GUTTERS** - A motion was made, seconded and carried to table this issue in order to obtain additional proposals. **(3-0)**

- F. LIGHTING PROPOSALS** – A motion was made, seconded and carried to table these two proposals and to add entrance lighting to the agenda for the September meeting. **(3-0)**

- G. GARAGE VENTILATION ISSUES** – A motion was made, seconded and carried to add this item to the September Agenda. **(3-0)**

- H. LIEN PROCEDURES** – The Board reviewed the current procedures; no action is required.

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, September 22, 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: _____

9-22-09