

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 22, 2009
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BOARD MEMBERS PRESENT:

Larry Bishop
Jerry Dotson
Gary Calacci
Barry West

BOARD MEMBERS ABSENT:

None

MANAGEMENT REPRESENTATIVE:

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON AUGUST 25, 2009

- Approved the Executive Session Minutes from the July 28, 2009 meeting
- File a small claims lawsuit on APN# 935-34-549 in the amount of \$1,735.00
- Fine reimbursement

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.

GUEST SPEAKERS

Chris Coate of Skyline Pest Control was in attendance to discuss rodent control at Altezza. Doug Hansen of PCW Contracting was in attendance to discuss the water intrusion issues, repair/proposal protocols and field questions from the Board.

HOMEOWNER DISCUSSION

Stephanie Meurer, Barry Knickerbocker and Sandy Printer were in attendance to discuss the Trovare slope, delinquencies/lending, auto detailing companies, non residents following vehicles in the gates, pest control, and stucco repair.

CONSENT CALENDAR

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

- A. **MINUTES - RESOLVED**, to approve the August 25, 2009 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to accept the August 2009 financial statement, as submitted.
- C. **CD MATURATION - RESOLVED**, to rollover the four Morgan Stanley CD's, maturing in October, for a term of no longer than six months and to open three reserve CD's with the same parameters.

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Rollover	MSCD Sovereign	\$20,000.00	Matures on 10/15/09
Rollover	MSCD MS Bank	\$70,000.00	Matures on 10/29/09
Rollover	MSCD Sov Bk	\$43,000.00	Matures on 10/29/09
Rollover	Lit MSCD Sovereign	\$80,000.00	Matures on 10/29/09
Open	Two MS Reserve CD's	\$75,000.00	Each
Open	One Lit Reserve CD	\$50,000.00	

- D. **SPA HEATER TUBE BUNDLE REPLACEMENT - RESOLVED**, to ratify actions taken and approve the proposal, from Aquatic Balance, to replace the spa heater tube bundles for a total cost of \$1,216.50, as submitted.
- E. **2010 BUDGET AND DISCLOSURES - RESOLVED**, to ratify actions taken and approve the 2010 draft budget which reflects no increase in assessments and the reserve maintenance disclosure, as submitted.
- F. **CANDIDACY STATEMENT - RESOLVED**, to solicit candidates by candidacy statement, which will be sent to all members with the October 2009 billing statement.
- G. **RECORD DATE - RESOLVED**, to accept October 16, 2009 as the record date for the December 2009 Election.
- H. **INSPECTORS OF ELECTION - RESOLVED**, to appoint Keystone Pacific Property Management as Inspector of Election for the 2009 Election.

ACTION ITEMS

- A. **ANNUAL MAINTENANCE INSPECTION & REPORT** - This item was pulled from the consent calendar for discussion. A motion was made, seconded and carried to approve the annual maintenance inspection and report, as prepared by La Jolla Pacific, for mail out to the membership with the budget. **(4-0)**
- B. **ARCHITECTURAL APPLICATION** - A motion was made, seconded and carried to approve the architectural application with changes from counsel for mail out to the membership for review and comment. **(4-0)**
- C. **ADDITIONAL RULES AND REGULATIONS** - A motion was made, seconded and carried to approve the proposed rules and regulations except for items 2, 4 and 8. **(4-0)**
- D. **HOLIDAY LIGHTING** - A motion was made, seconded and carried to approve the holiday lighting proposal from Three Phase Electric for a total cost of \$3,000.00. **(4-0)**
- E. **LANDSCAPE PROPOSAL** - A motion was made, seconded and carried to approve the proposal from Grant's landscape to install drip line bubbler irrigation to the terra cotta pots on Splendore, Classico, Lucania, Domani, Valore and Riva for a total cost of \$1,755.00. **(4-0)**

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- F. WATER INTRUSION - 27 Ultima, 25 Terraza & 15 Suprema** - A motion was made, seconded and carried to approve PCW Contracting to perform the repairs at 27 Ultima, 25 Terraza and 15 Suprema for a total cost of \$8,120.00, which will be paid from the settlement account. (4-0)

- G. RAIN GUTTERS - 7 TERRAZA** - A motion was made, seconded and carried approve the proposal from Antis Roofing to add rain gutters at 7 Terraza for a total cost of \$870.00. (4-0)

- H. GARAGE VENTILATION ISSUES** - No Action was taken.

- I. 15 SPLENDORE SLAB LEAK WATER DAMAGE** – A motion was made, seconded and carried to approve water and mold remediation at 15 Splendore due to the water damage from the slab leak at 17 Splendore. (3-0-1) Gary Calacci recused himself.

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, October 27, 2009 at 6:30 pm at the Coastal Canyon Facility, 6700 Ridge Park, Newport Coast, CA. The November Board meeting has been rescheduled for Thursday, December 3, 2009 at 6:30 pm.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 9:14 p.m.

ACCEPTED: _____

DATE: _____

10-27-09