

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 27, 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 SEPTEMBER 22, 2009

- Approved the Executive Session Minutes from the August 25, 2009 meeting.

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.

HOMEOWNER DISCUSSION

No homeowners were in attendance.

CONSENT CALENDAR

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

- A. **MINUTES - RESOLVED**, to approve the September 22, 2009 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to accept the September 2009 financial statement, as submitted.
- C. **CD MATURATION - RESOLVED**, to rollover the three Morgan Stanley CD's, maturing in October, for a term of no longer than six months.

Rollover	MSCD Beal Bank	\$91,000.00	Matures on 11/25/09
Rollover	MSCD Am Exp	\$98,000.00	Matures on 11/30/09
Rollover	MSCD Am Exp	\$50,000.00	Matures on 11/30/09

ACTION ITEMS

- A. **DELINQUENCY REPORT** - A motion was made, seconded and carried to file a lien for the following accounts: **(4-0)**
APN#935-34-546 in the amount of \$1,410.00
APN#935-34-505 in the amount of \$1,325.00

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- B. ADDITIONAL RULES AND REGULATIONS** - A motion was made, seconded and carried to table the review of the additional rules and regulations until the January meeting. (4-0)
- C. TROVARE/ALTEZZA SLOPE** – A motion was made, seconded and carried to table a decision regarding the Trovare/Altezza Slope; Larry Bishop and Barry West will contact Brian McDonald, board member at Trovare, to discuss the possibility of having the Newport Coast Master Association take over maintenance of the Trovare Slope. (4-0)
- D. AUDIT/TAXES** – A motion was made, seconded and carried to approve Robert A Owens, CPA to complete the audit and prepare the taxes for a total cost of \$1,100.00. (4-0)
- E. SPA FURNITURE REFURBISHMENT** – A motion was made, seconded and carried to approve the proposal from Patio Guys to refurbish the spa furniture for a total cost of \$2,020.86. The Board wants to have the project completed during February 2010. (4-0)
- F. LANDSCAPE PROPOSAL** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape to install various plants and remove three small Agonis trees on Classico for a total cost of \$382.00. (4-0)
- G. AGENDA MESSAGE BOARD** – A motion was made, seconded and carried to table this issue until the December meeting. (4-0)

NEXT MEETING DATE

The next meeting is scheduled for Thursday, December 3, 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 7:33 p.m.

ACCEPTED: _____

DATE: _____

12-3-09