

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 3, 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 OCTOBER 27, 2009

- Approved the Executive Session Minutes from the September 22, 2009 meeting.
- Master Association Delegate
- Annual Meeting and Election
- Legal Correspondence
- Holiday Bonus

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

Tom & Linda Boris, George & Maxine McGaffigan, JP Zacaropoulos and Bart Brown were in attendance to discuss speed control, the Trovare Slope, landscaping and tree trimming.

LANDSCAPE COMMITTEE REPORT

Linda Boris attended to discuss the fig trees between 5-7 Terraza and the ornamental plum trees in the common area.

APPOINTMENT OF OFFICERS – This item was tabled due to lack of quorum for the annual meeting and election.

CONSENT CALENDAR

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

- A. **MINUTES - RESOLVED**, to approve the October 27, 2009 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENT - RESOLVED**, to accept the October 31, 2009 financial statement, as submitted.
- C. **CD MATURATION - RESOLVED**, to direct Morgan Stanley to reinvest funds in the Association portfolio using the parameters that were set when the account was first established for a term no longer than six months.

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Rollover	MSCD Am Exp	\$98,000.00	Matures on 12/24/09
Rollover	MSCD Los Padres	\$95,000.00	Matures on 12/28/09
Rollover	MSCD Oldmn Sch	\$70,000.00	Matures on 12/31/09
Rollover	MSCD GE Mny Bk	\$86,000.00	Matures on 01/08/10

ACTION ITEMS

- A. 8 MATTINA EPOXY** – A motion was made, seconded and carried to approve the proposal from A to Z Leak Detection to epoxy all hot and cold lines and reroute the leaking line for a total cost of \$5975.00. (3-0-1) Jerry Dotson, as the unit owner of 8 Mattina recused himself.

- B. TROVARE/ALTEZZA SLOPE** – A motion was made, seconded and carried to table a decision regarding the Trovare/Altezza Slope; The Altezza Board will contact the Trovare Board to discuss the possibility of having the Newport Coast Master Association take over maintenance of the Trovare Slope. (4-0)

- C. LANDSCAPE PUNCHLIST** – A motion was made, seconded and carried to approve the punch list from Grant's Landscape to perform maintenance items. The fig trees located between 5 & 7 Terraza will be discussed at the January 2010 meeting. (3-1) Barry West dissented.

- D. AGENDA MESSAGE BOARD** – A motion was made, seconded and carried to approve the installation of an exterior grade agenda message board at the spa for a total cost of \$324.01. The message board will be installed on the wall near the showers, underneath the light fixture. (4-0)

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, January 26, 2010 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 7:32 p.m.

ACCEPTED:  DATE: 1-26-10