

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 26, 2010
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BOARD MEMBERS PRESENT: Larry Bishop
Jerry Dotson
Gary Calacci
Jess Craig

BOARD MEMBERS ABSENT: None

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON DECEMBER 3, 2009

- Approved the Executive Session Minutes from the October 27, 2009 meeting.
- Delinquency Report – The Board:
 - APN#935-34-541 – approved reversing \$65.00 in fees
 - APN#935-34-505 – approved filing a small claims lawsuit
 - APN#935-34-506 – approved writing off \$6,712.00 to bad debt and sending the account to a collection agency
- Homeowner Requests
- Holiday Bonus

CALL TO ORDER

The meeting was called to order by Larry Bishop, Board President, at 6:28 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 was in attendance to observe the meeting.

APPOINTMENT OF OFFICERS - Quorum was met for the 2009 Annual Meeting & Election.

President/Assistant Sec – Larry Bishop

Vice President – Gary Calacci

Treasurer – Jess Craig

Secretary – Jerry Dotson

Member at Large – Vacant until the results of the Run Off Election are tabulated.

CONSENT CALENDAR

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

- A. MINUTES - RESOLVED**, to approve the December 3, 2009 General Session meeting minutes, as submitted.
- B. ANNUAL MEETING & ELECTION MINUTES - RESOLVED**, to ratify the action taken and approve the January 13, 2009 and December 21, 2009 Annual Meeting and Election minutes as submitted.

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C. FINANCIAL STATEMENT - RESOLVED, to accept the November 2009 and December 2009 financial statements as submitted.

D. 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.

Rollover	MSCD World Fin	\$100,000.00	Matures on 2/18/10
Rollover	MSCD Ally Bk	\$91,000.00	Matures on 2/26/10
Open New CD		\$70,000.00	Term of six months or less

E. 2010 ANNUAL MEETING & ELECTION ITEMS - RESOLVED, to approve holding the next annual meeting and election in August 2010 which complies with the Association's By-Laws , sending out the candidacy statement with the May billing statement, choosing June 30, 2010 as the record date, August 26, 2010 as the election date, and Keystone Pacific as inspector of election for the Annual Meeting and Election

F. DELINQUENCY REPORT - RESOLVED, to file a lien against APN#935-34-487 in the amount of \$1,300.00.

G. ACTION WITHOUT MEETING RATIFICATION

RESOLVED, to ratify actions taken and approve A to Z Leak Detection to repair the one line slab leak at 11 Riva, using the epoxy method for a total cost of \$1,950.00.

RESOLVED, to ratify actions taken and approve A to Z Leak Detection to repair the one line slab leak at 11 Valore using the standard plumbing re-route procedure for a total cost of \$1,085.00.

H. REIMBURSEMENT REQUESTS

RESOLVED, to approve the \$575.00 reimbursement to the homeowner at 23 Ultima who repaired the exterior gas pipe due to excessive corrosion.

RESOLVED, to approve the \$345.00 reimbursement to the homeowner at 9 Suprema whose main water line was damaged by a common area tree.

ACTION ITEMS

A. FRONT DOOR RESTORATION – A motion was made, seconded and carried to approve the proposal New Horizon Construction/Mick Mickler to restore the 48 remaining front doors for a total cost of \$22,800.00. This will be expensed to the exterior surfaces line item.
(4-0)

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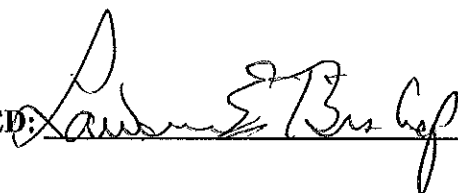
- B. LANDSCAPE PROPOSALS** – A motion was made, seconded and carried to approve two proposals from Grants Landscaping, to address the landscaping inside the spa area and to complete the items from the January landscape walk, for a total cost of \$3,430.00. (4-0)
- C. EPOXY OPINION & PROPOSALS** – A motion was made, seconded and carried to table this item until the March 2010 meeting. The Board of Directors will be holding an Executive Session Study Session on March 8, 2010 to review all of the epoxy documentation. (4-0)
- D. ARCHITECTURAL REVIEW** – A motion was made, seconded and carried to request the removal of the improvements at 17 Suprema or they may submit an architectural application for the review of the ARC. No action was taken regarding additional lighting that was previously installed by the developer at 21 Suprema, 19 Suprema and 1 Riva. (4-0)
- E. REIMBURSEMENT REQUEST – 1 ULTIMA** – A motion was made, seconded and carried to allow Mick Mickler of New Horizon Construction to reimburse the homeowner at 1 Ultima \$575.00 for minor damages to the units entry tile during the refurbishment of the entry door. The Board of Directors did not approve additional reimbursement. (4-0)
- F. NEWSLETTER FOR TENANTS** – A motion was made, seconded and carried to send the association newsletter to units that have off site billing addresses beginning in February. (4-0)

NEXT MEETING DATE

The next meeting is scheduled for Tuesday, February 23, 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 8:26 p.m.

ACCEPTED:  DATE: 3/23/10