

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 23, 2010  
PAGE 1**

**BOARD MEMBERS PRESENT:** Larry Bishop  
Jerry Dotson  
Gary Calacci

**BOARD MEMBERS ABSENT:** Jess Craig  
Stefanie Meurer

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

**ACTIONS TAKEN DURING EXECUTIVE SESSION ON JANUARY 26, 2010**

- Approved the Executive Session Minutes from the December 3, 2009 meeting.
- Delinquency Report – The Board:
  - APN#935-34-505 – approved sending the account to foreclosure

**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**

Bob Reneau of 9 Ultima was in attendance to observe the meeting and discuss his water intrusion issue. Sandy Printer, Altezza Delegate to the NCMA, attended to provide an update on what occurred at the most recent master association meeting. NCMA stated that two trees near our entrance are the maintenance responsibility of Altezza.

**CONSENT CALENDAR**

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

- A. **MINUTES - RESOLVED**, to ratify the action taken and approve the January 26, 2010 General Session meeting minutes, as submitted.
- B. **RUN OFF ELECTION MINUTES - RESOLVED**, to ratify the action taken and approve the February 4, 2010 Run Off Election Minutes as submitted.
- C. **FINANCIAL STATEMENTS - RESOLVED**, to accept the January 31, 2010 and February 28, 2010 financial statements, as submitted.
- D. **DELINQUENCY REPORT - RESOLVED**, to file a lien against APN#935-34-556, for outstanding assessments and applicable charges.
- E. **ACTION WITHOUT MEETING RATIFICATION RESOLVED**, to ratify actions taken and approve A to Z Leak Detection to repair the one line slab leak at 7 Valore, using the epoxy method for a total cost of \$1,950.00.

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 23, 2010  
PAGE 2**

**RESOLVED**, to ratify actions taken and approve PCW Contracting to repair the exterior water intrusion issue at 19 Valore for a total cost of \$4,768.00.

**ACTION ITEMS**

- A. DRAFT AUDIT** – A motion was made, seconded and carried to approve the draft audit report as prepared by Robert A Owens, CPA for mail out to the membership. **(3-0)**
- B. EARTHQUAKE & PACKAGE POLICY INSURANCE RENEWAL** – Greg Lerum of Greg Lerum Insurance was in attendance to discuss the package/earthquake insurance policies and to field questions from the Board. A motion was made, seconded and carried to approve the earthquake and package policy insurance renewal as submitted by Greg Lerum Insurance at a total cost of \$62,146.88. **(3-0)**
- C. BORROWING FROM RESERVES** – A motion was made, seconded and carried to borrow funds from reserves to pay off the package and earthquake insurance premiums, in order to avoid finance charges. All funds will be paid back to reserves within one year. **(3-0)**
- D. PCW CONTRACTING PROPOSALS** – Doug Hansen of PCW Contracting was in attendance to discuss the following water intrusion issues.
1. **23 Terraza** – PCW Contracting will perform a water test on this unit, at no charge, and present a proposal for any needed repairs. No action required.
  2. **9 Classico** – A motion was made, seconded and carried to approve the proposal from PCW Contracting to address the roofing repairs needed at 9 Classico for a total cost of \$1,100.00. **(2-0-1)** Larry Bishop abstained
  3. **15 Suprema** – A motion was made, seconded and carried to approve the proposal from PCW Contracting to address the window/stucco repairs needed for a total cost of \$2,485.00. **(3-0)**
  4. **9 Ultima** – PCW Contracting will be doing further investigation on the water intrusion issue near the front door. No action required.
- E. ENTRY GATE OPERATOR PROPOSAL** – A motion was made, seconded and carried to approve the proposal submitted by California Gate to replace the entry and exit operators and install three new loop detectors for a total cost of \$7,445.00. **(3-0)**
- F. ENTRY FOUNTAIN REFURBISHMENT** – Steve West of Aquatic Balance was in attendance to discuss and explain the components of refurbishing the entry fountain. Aquatic Balance will present a bid that includes cleaning the brass fish, replacing the 2x2 matte black trim tile with 2x2 black glazed tiles, replacing the existing lighting with in plaster lighting, re-plaster the surface of the fountain with plaster or mini pebble finish and relocate the junction box outside of the fountain. Management will obtain two additional bids using the specifications provided by Aquatic Balance. **(3-0)**

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 23, 2010  
PAGE 3**

- G. A TO Z LEAK DETECTION** – Brandon Taliaferro and two representatives from A to Z Leak Detection attended the meeting to discuss their findings after inspecting the gas lines and fire sprinkler check valves. A to Z Leak Detection will present a proposal for any needed repairs for review at a future meeting. A motion was made, seconded and carried to invite A to Z Leak Detection to address the membership, regarding the epoxy method for repairing and preventing slab leaks, at a town hall meeting at the Newport Coast Community Center in May 2010. (3-0)
- H. TROVARE – TREES ON SLOPE** – A motion was made, seconded and carried to offer Trovare \$1,500.00 as compensation for allowing Grants Landscaping to flush cut 20 trees on the upper slope between Trovare and Altezza. (3-0)
- I. HOMEOWNER REQUESTS** – The Board reviewed and made decisions on the following requests:
1. **21 SUPREMA** – A motion was made, seconded and carried to deny the request for a copy of the settlement. The lawsuit was pursued due to slab leaks, leaks at the structure of the windows, and roof leaks.
  2. **1 SPLENDORE** – A motion was made, seconded and carried to deny the request to have the Italian Cypress Trees on Lucania trimmed. This item will be added to the tree trimming schedule/matrix which occurs, annually, in the fall.
  3. **1 ULTIMA** - A motion was made, seconded and carried to allow Mick Mickler of New Horizon Construction to reimburse the homeowner at 1 Ultima an additional \$350.00 for damages to the unit's entry tile and paint finish during the refurbishment of the entry door. (3-0)

**NEXT MEETING DATE**

The next meeting is scheduled for Tuesday, April 27, 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:** 4-27-2010