

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
APRIL 27, 2010  
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**BOARD MEMBERS PRESENT:** Larry Bishop  
Jerry Dotson (Arrived at 6:37)  
Gary Calacci  
Jess Craig  
Stefanie Meurer

**BOARD MEMBERS ABSENT:** None

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

**ACTIONS TAKEN DURING EXECUTIVE SESSION ON MARCH 23, 2010**

- Approved the Executive Session Minutes from the January 26, 2010 meeting.
- Delinquency Report – The Board:
  - APN#935-34-487 – approved filing a small claims lawsuit in order to collect the balance owed and all applicable fees.

**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**

Sandy Printer, Altezza delegate to the Newport Coast Master Association advised the board that there was no quorum for the meeting. Bart Brown of 1 Riva was in attendance to observe the meeting.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the Consent Calendar as submitted: **(5-0)**

- A. **MINUTES - RESOLVED**, to ratify the action taken and approve the March 23, 2010 General Session meeting minutes, as submitted.
- B. **FINANCIAL STATEMENTS - RESOLVED**, to accept the March 31, 2010 financial statements, as submitted.
- C. **DELINQUENCY REPORT - RESOLVED**, to file a lien against APN#935-34-546, for outstanding assessments and applicable charges.
- D. **RESERVE INVESTMENTS – RESOLVED**, to direct Morgan Stanley to reinvest funds in the Association portfolio using the parameters that were set when the account was first established. The Board of Directors requests that association funds are not invested at the Banks of India or China.

Rollover MSCD Baroda	\$133,000.00	Matures on 4/28/10
Rollover MSCD First Blk	\$141,000.00	Matures on 6/9/10

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Rollover MSCD Baroda	\$80,000.00	Matures on 4/28/10	Short Term
Rollover MSCD First Bk	\$50,000.00	Matures on 4/28/10	Short Term

**ACTION ITEMS**

- A. ENTRY FOUNTAIN REFURBISHMENT** – A motion was made, seconded and carried to approve the entry fountain refurbishment proposal from Aquatic Balance for a total cost of \$12,891.10. The Board chose Pebbletec in Blue Granite as the type and color of plaster and chose black glazed trim tile. Aquatic Balance must ensure that no damage occurs to the fountain shell and guarantees against leaks and needs to describe the method to cleaning the fish. **(5-0)**
- B. RESERVE STUDY** – A motion was made, seconded and carried to approve the onsite inspection and report proposal from ARS for a total cost of \$900.00. **(5-0)**
- C. 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 presented two proposals; one to repair the gas lines and one to replace the fire sprinkler check valves. Management will use the specifications to obtain competitive proposals. A motion was made, seconded and carried to have A to Z Leak Detection fabricate two fire sprinkler check valves for a total not to exceed \$1600.00. **(5-0)**
- D. ANNUAL FIRE ALARM TEST** – A motion was made, seconded and carried to approve the proposal from Simplex Grinnell to perform the annual fire alarm test for a total cost of \$1,440.00 and to replace the batteries at 22 buildings for an approximate cost of \$1,540.00 for batteries which does not include labor. **(5-0)**
- E. TOWN HALL MEETING DISCUSSION** – A motion was made, seconded and carried to request an opinion from legal counsel regarding special assessment requirements at Altezza, payment options on a \$3,000.00 special assessment (six payments of \$500.00) and clarification regarding collecting delinquent special assessments. Legal counsel will also review the A to Z Leak Detection contract. **(5-0)**
- F. ASSOCIATION VENDORS** – A motion was made, seconded and carried to provide the paint specifications to Mick Mickler to paint the wood and metal in the community. **(5-0)**

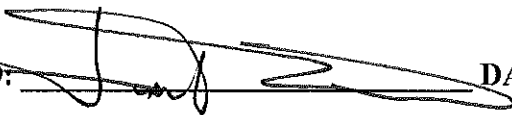
**NEXT MEETING DATE**

The next board meeting is scheduled for Tuesday, June 22, 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 9:10 p.m.

**ACCEPTED:**



**DATE:**

6.9.2010