

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 27, 2010
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BOARD MEMBERS PRESENT: Jerry Dotson
Gary Calacci
Jess Craig (Arrived at 6:41)
Stefanie Meurer
Bud Grandsaert

BOARD MEMBERS ABSENT: None

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

ACTIONS TAKEN DURING EXECUTIVE SESSION ON JUNE 9, 2010

- Approved the Executive Session Minutes from the April 27, 2010 meeting.
- Legal Counsel Correspondence
- Board Member Resignation – Larry Bishop
- Board Member Appointment – Bud Grandsaert

CALL TO ORDER

The meeting was called to order by Gary Calacci, Vice 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.

MASTER ASSOCIATION DELEGATE

Sandy Printer, delegate to the Newport Coast Master Association attend to provide an update regarding the most recent meeting and information regarding paperless board meetings.

HOMEOWNER DISCUSSION

Hector Macias of 27 Ultima was in attendance to discuss the Coral Trees on Altezza Drive and requested that they be trimmed to preserve his view. He also suggested that they be trimmed twice per year. The homeowner at 27 Lucania also discussed the Coral Trees on Altezza Drive. Bart Brown of 1 Riva was in attendance to observe the meeting and to ask if the warranty on the epoxy would be insured.

ARCHITECTURAL REVIEW

The architectural application from 19 Classico was presented to the ARC/Board of Directors. It will be reviewed after the meeting.

SPECIAL ASSESSMENT UPDATE

It was announced that of the 67 members that sent in their ballots, 52 had voted in favor of the \$2,000.00 special assessment to epoxy all hot and cold water lines in 109 units. A to Z Leak Detection stated that the epoxy project will take approximately six months. This project will take precedence over any reserve projects scheduled for 2010. A motion was made, seconded and carried to have the special assessment assessed on September 1, 2010. (5-0)

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APPOINTMENT OF OFFICERS

A motion was made, seconded and carried to reseat the Board as follows: **(5-0)**

President/Assistant Secretary – Jerry Dotson
Vice President – Gary Calacci
Treasurer – Jess Craig
Secretary – Stefanie Meurer
Member at Large

NEWPORT COAST MASTER ASSOCIATION – ALTERNATE DELEGATE

A motion was made, seconded and carried to appoint Jess Craig and Gary Calacci as master association alternate delegates.

GUEST SPEAKERS

Rich Sielaff of OC Paints attended to discuss the paint specifications and field questions from the Board. Jim Ongaro of OCBS and Mike Kiss of Summit Consulting attended to discuss the project coordinator proposals and field questions from the Board.

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 June 9, 2010 General Session meeting minutes and the Architectural Report from January 1, 2010 through July 22, 2010, as submitted.
- B. **FINANCIAL STATEMENTS – RESOLVED**, to accept the May 31, 2010 and June 30, 2010 financial statements, as submitted.

ACTION ITEMS

- A. **PROJECT COORDINATOR PROPOSALS** – A motion was made, seconded and carried to table this discussion until the January 2011 meeting. The epoxy pipe lining project will dictate the timeline for future reserve projects. **(5-0)**
- B. **2010 PAINT PROJECT** – A motion was made, seconded and carried to table this discussion until the January 2011 meeting. Management will not include the bid from Empire Painting at the request of the Board. **(5-0)**
- C. **WOOD & WROUGHT IRON REPAIRS** – A motion was made, seconded and carried to table this discussion until the January 2011 meeting. Management will not include the bid from Empire Painting at the request of the Board. **(5-0)**
- D. **SLURRY PROJECT** – A motion was made, seconded and carried to table this discussion until the February 2011 meeting. **(5-0)**

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- E. FOUNTAIN REFURBISHMENT** – A motion was made, seconded and carried to allow Jerry Dotson, Board President, to review and make necessary changes to the approved fountain refurbishment proposal from Aquatic Balance. **(5-0)**
- F. ARCHITECTURAL APPLICATION** – A motion was made, seconded and carried to adopt the architectural application, as submitted. **(5-0)**
- G. FIRE ALARM TEST REPAIRS** – A motion was made, seconded and carried to approve the proposal from Simplex Grinnell to perform repairs to the fire alarm panel system for a total cost of \$1,895.00. **(5-0)**
- H. A TO Z LEAK DETECTION – GAS LINE PREVENTATIVE MAINTENANCE** – A motion was made, seconded and carried to table this until February 2011. **(5-0)**
- I. HOMEOWNER REQUESTS**
1. **Tree Trimming Request** - A motion was made, seconded and carried to deny the request to trim the three coral trees that affect 27 Ultima and 27 Lucania early. The association will request information and a proposal to trim the coral trees twice per year. **(3-2)** Jess Craig and Stefanie Meurer dissented.
 2. **Stucco Crumbling Under Sliding Glass Door Maintenance Request** – McGaffigan – A motion was made, seconded and carried to have the area assessed by PCW Contracting. **(5-0)**
- J. WATER INTRUSION ISSUES**
1. **37 Terraza** – A motion was made, seconded and carried to approve the proposal from Antis Roofing for a total cost of \$1,360.00 to address three areas that need attention/repair. **(4-1-0)** Jess Craig recused himself.
 2. **7 Lucania** – A motion was made, seconded and carried to table this until legal counsel reviews the documents regarding the maintenance of the decks by homeowners. **(5-0)**
 3. **19 Valore** – The planter and drain are in the backyard and they are a homeowner maintenance responsibility. No action required.
 4. **23 Terraza** – The homeowner reported a water intrusion issue in 2009, the Board approved PCW Contracting to repair the exterior stucco. The homeowner reported leaking in the same area in 2010, after the heavy rain storms. The Board approved a water test at the March 23, 2010 meeting. The homeowner has not provided access to PCW Contracting to perform a water test. A motion was made, seconded and carried to request guidance from legal counsel. **(5-0)**

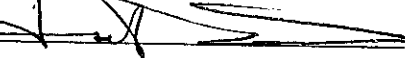
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NEXT MEETING DATE

The next board meeting is scheduled for Tuesday, August 24, 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 9:22 p.m.

ACCEPTED:  DATE: 8-24-2010