

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
AUGUST 24, 2010  
PAGE 1**

**BOARD MEMBERS PRESENT:** Jerry Dotson  
Gary Calacci  
Jess Craig  
Bud Grandsaert

**BOARD MEMBERS ABSENT:** Stefanie Meurer

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

**ACTIONS TAKEN DURING EXECUTIVE SESSION ON JULY 27, 2010**

- Approved the Executive Session Minutes from the June 9, 2010 meeting.
- Violation Hearings
- Epoxy Contract Review

**CALL TO ORDER**

The meeting was called to order by Jerry Dotson, 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**

Hector Macias of 27 Ultima was in attendance to discuss the coral trees and Bart Brown was in attendance to discuss the trees on the Trovare slope.

**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 July 31, 2010 financial statement, as submitted.
- C. 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. Please ensure that the Association’s funds are properly laddered and not deposited at the Bank of India or Bank of China.

<b>Rollover MSCD China</b>	<b>\$100,000.00</b>	<b>Matures on 9/10/10</b>
<b>Rollover MSCD Discover</b>	<b>\$65,000.00</b>	<b>Matures on 9/10/10</b>
<b>Rollover MSCD India</b>	<b>\$91,000.00</b>	<b>Matures on 9/10/10</b>

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
AUGUST 24, 2010  
PAGE 2**

- D. LITIGATION RESERVE INVESTMENTS – RESOLVED**, to direct Morgan Stanley to allow the CD's in the Association Litigation portfolio to mature and to place all funds in the Litigation MMA account. These funds will be used to pay for the epoxy pipe lining project.

<b>Lit MSCD Cole</b>	<b>\$80,000.00</b>	<b>Matures on 3/28/11</b>
<b>Lit MSCD Beal</b>	<b>\$80,000.00</b>	<b>Matures on 10/6/10</b>
<b>Lit MSCD B of A</b>	<b>\$80,000.00</b>	<b>Matures on 11/26/10</b>

- E. AUDIT PROPOSAL – RESOLVED**, to approve the proposal from Robert A Owens, CPA to complete the audit and prepare the taxes for a total cost of \$1,100.00, as submitted.

**F. DELINQUENCY REPORT**

**RESOLVED**, to file a lien against APN#935-34-487, for outstanding assessments and applicable charges.

**RESOLVED**, to file a lien against APN#935-34-504, for outstanding assessments and applicable charges.

- G. AUTO PAY ENROLLMENT RENEWAL – RESOLVED**, to enroll in auto pay for association's accounts with Southern California Edison, The Gas Company, IRWD and Verizon.

- H. LANDSCAPE PROPOSAL – RESOLVED**, to approve the proposal generated from the August landscape walk, with Grants Landscaping, for a total cost of \$1,894.00 to add plant material throughout the community. This will be expensed to landscape extras which has an annual budget of \$16,020.00 and as of July 31, 2010 the association has spent \$8,578.00.

- I. SPA DECK MASTIC PROPOSAL – RESOLVED**, to approve the Aquatic Balance proposal to replace the mastic at the spa for a total cost of \$2,362.15.

**ACTION ITEMS**

- A. DRAFT RESERVE STUDY –** A motion was made, seconded and carried to tentatively approve the draft reserve study pending review of the draft budget. **(4-0)**
- B. GAS LINE PREVENTATIVE MAINTENANCE –** A motion was made, seconded and carried to table this discussion until the February 2011 meeting. **(4-0)**
- C. TREE TRIMMING –** A motion was made, seconded and carried to approve the fall tree trimming proposal from Grants Landscaping for a total cost of \$11,070.00 and to approve the spring Coral Tree trimming proposal for \$2,600.00. The Board requested that the fall tree trimming occur in early October, starting at the top of Altezza Drive with Jaime Pompa supervising the crew. **(4-0)**

**ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
AUGUST 24, 2010  
PAGE 3**

- D. WIND SPEED PUMP SHUT OFF/FOUNTAIN REFURBISHMENT** – A motion was made, seconded and carried to approve black trim tile with black grout and French gray pebbletec plaster for the fountain refurbishment. No action was taken on the wind speed pump proposal. **(4-0)**
- E. TREES ON TROVARE SLOPE** – The Board of Directors will be contacting the Trovare Board to arrange an informal meeting.
- F. HOMEOWNER REQUESTS**
1. **19 Classico – Rick Hersh** – The homeowner’s infinity pool was leaking through the Associations perimeter wall. A motion was made, seconded and carried to deny the request for reimbursement for the separate cost of replacing the glass fence and new surface posts and mounting for the glass fence. **(4-0)**
  2. **21 Ultima – George and Maxine McGaffigan** – A motion was made, seconded and carried to deny the request to have a cosmetic repair done underneath the rear yard sliding glass door, this will be addressed during future painting maintenance. **(4-0)**
  3. **11 Classico – Mimi Di Ganci** – A motion was made, seconded and carried to deny the request for the installation of umbrellas at the spa area. **(4-0)**
  4. **2 Mattina – Bill Lundin** – A motion was made, seconded and carried to provide an update regarding the classification of the epoxy coating special assessment. It is a preventative maintenance project and cannot be re-classed as a repair project. **(4-0)**

**NEXT MEETING DATE**

The next board meeting is scheduled for Tuesday, September 28, 2010 at 6:30 P.M. 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 8:25 P.M..

ACCEPTED: *Stephan Mentes* DATE: *9/29/2010*