

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 26, 2010
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BOARD MEMBERS PRESENT: Gary Calacci
Jess Craig
Jerry Dotson
Stefanie Meurer
Peer Swan

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Megan Brenneman, CCAM®
Jennifer Stocks, CCAM®
Keystone Pacific Property Management, Inc.

ITEMS DISCUSSED IN EXECUTIVE SESSION – 09/28/10

- Executive Minutes from August 24, 2010 – approved
- Epoxy Pipe Line Contract
- Legal Correspondence

GENERAL SESSION

- I. CALL TO ORDER** – The meeting was called to order by Management at 6:30 P.M.
- II. HOMEOWNER FORUM** – There are no homeowners present for Homeowner Forum.
- III. GUEST SPEAKER** – Representatives from A to Z Leak Detection were present to discuss the status of the gas lines and their proposal for replacement of the metal risers.
- IV. COMMITTEE UPDATES** – There were no committee updates at this meeting.
- V. SEATING OF THE BOARD OF DIRECTORS & ARC “POINT PERSON”** – A motion was made, seconded and carried to take the following action:
 - To appoint Stefanie Meurer as the Architectural Review Committee point person. (5/0)
 - To seat the Board as follows: (5/0)
 - President** – Jerry Dotson
 - Vice President** – Gary Calacci
 - Treasurer** – Peer Swan
 - Secretary** – Stefanie Meurer
 - Member at Large** – Jess Craig

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VI. CONSENT CALENDAR

A motion was made, seconded and carried to approve the following items from the Consent Calendar without further discussion:

- A. General Session Meeting Minutes/Architectural Report** – RESOLVED, to ratify the action taken and approve the September 28, 2010 General Session Meeting Minutes and the Architectural Submittal report, for 9/20/10 – 10/17/10, as submitted. (5/0)
- B. Action Without Meeting Resolution** – RESOLVED, to ratify the action taken and approve the following Action Without Meeting Resolution as submitted: (5/0)
 - **9 Riva – Drywall Repair** PCW Contracting Services \$1,655.00
- C. Financial Statement** – RESOLVED, to ratify the action taken and accept the September 30, 2010 financial statement as presented. (5/0)

VII. OLD/NEW BUSINESS

- A. Delinquent Accounts** – A motion was made, seconded and carried to take the following action:
 - **APN #935-34-546** – To file a lien for the collection of outstanding assessments & applicable charges. (5/0)
 - **APN #935-34-506** – This item was tabled.
 - **APN #935-34-505** – To file a lien for the collection of outstanding assessments & applicable charges. (5/0)
- B. Landscape Walk Proposal** – A motion was made, seconded and carried to approve the proposal from Grant's Landscape Services, Inc. for various items as discussed on the October landscape walk, at a total cost of \$633.00. (5/0)
- C. Wood Arbor Repair/19 Valore** – This item was tabled.
- D. Annual Maintenance Inspection Report** – At this time, the Board of Directors reviewed the 2010 Annual Maintenance Inspection Report as prepared by La Jolla Pacific, Ltd. No new action was taken.
- E. New CD** – A motion was made, seconded and carried to open the following new reserve CD, through Morgan Stanley Smith Barney, at the best interest rate available: (5/0)
 - \$100,000.00 for a three (3) – six (6) month term

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- F. Update on Gas Line Inspections** – A motion was made, seconded and carried to have legal counsel review the proposal from A to Z Leak Detection for preventative maintenance of the gas lines and replacement of the metal risers. Management was also directed to get a tentative project schedule for review at the next meeting. (5/0)
- G. Update on Balcony & Deck Inspections** – At this time, Management updated the Board of Directors on the status of trying to obtain group pricing for balcony/deck inspections. This discussion item was moved to General Session at the Board's request. No new action was taken.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:15 P.M.

ACCEPTED: *Stefano Meures* DATE: *Dec 7, 2010*