

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 22, 2011
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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®
Keystone Pacific Property Management, Inc.

ITEMS DISCUSSED IN EXECUTIVE SESSION – 1/25/11

- Executive Minutes from December 7, 2010 – Approved
- Delinquent Accounts

GENERAL SESSION

I. CALL TO ORDER – The meeting was called to order by Management at 6:30 P.M.

II. HOMEOWNER FORUM – Bart Brown of 1 Riva was present to get an update regarding the trees on the Trovare slope. He also presented a memorandum to the Board of Directors requesting that they resume attempts at communication with Trovare, as well as a proposed letter to their association manager.

III. COMMITTEE UPDATES – There were no committee updates at this meeting.

IV. 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 January 25, 2011 General Session Meeting Minutes and the Architectural Submittal report, for 01/15/11 – 02/14/11, as submitted. (5/0)

B. Action Without Meeting Resolutions – RESOLVED, to ratify the action taken and approve the following Action Without Meeting Resolutions as submitted: (5/0)

- **Drywall Repairs/25 Ultima** Servpro of Tustin – \$1,018.75
- **Mold Remediation/21 Ultima** Servpro of Tustin – \$2,392.00
- **Air Testing/21 Ultima** Allstate Environmental – \$680.00
- **Roof Repair/21 Ultima** PCW Contracting – \$768.00

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- C. **Financial Statement** – RESOLVED, to ratify the action taken and accept the January 31, 2011 financial statement as presented. (5/0)
- D. **Draft Audit 2010** – RESOLVED, to approve the draft copy of the 2010 certified audit, as prepared by Robert A. Owens, C.P.A. (5/0)

V. **OLD/NEW BUSINESS**

- A. **Leak Repair Proposal/21 Ultima** – This item was tabled.
- B. **Deck Flashing Repair Proposal/25 Ultima** – A motion was made, seconded and carried to approve the proposal from Antis Roofing & Waterproofing for repairs to the deck flashing system at 25 Ultima, at a total cost of \$1,575.00. (5/0)
- C. **Roof Repair Proposal/25 Ultima** – A motion was made, seconded and carried to approve the proposal from Antis Roofing & Waterproofing for repairs to the roof and flashing system around the chimney at 25 Ultima, at a total cost of \$1,100.00. (5/0)
- D. **Roof Repair Proposal/27 Ultima** – A motion was made, seconded and carried to approve the proposal from Antis Roofing & Waterproofing for repairs to the roof and flashing system at 27 Ultima, at a total cost of \$1,815.00. (5/0)
- E. **Trees on Trovare Slope** – At this time, the Board of Directors discussed the current status of communication attempts with Trovare regarding the un-maintained trees on their slope. Member-at-Large, Peer Swan, is still trying to set up a meeting with one of their board members. Secretary, Stefanie Meurer, also volunteered to help with this issue.
- F. **Next Meeting Date** – The next meeting date is tentatively set for March 22, 2011 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.

VI. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:00 P.M.

ACCEPTED:  DATE: 3-22-2011

Unit No	Address #	Property Address	Last Name	Type	Rec Date	To Committee	Ret From Committee	Ruling	Reason/Cond	Owner Notified
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No Submittals
during this period