

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 22, 2011  
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**BOARD MEMBERS PRESENT:**

Gary Calacci  
Jess Craig  
Jerry Dotson  
Peer Swan

**BOARD MEMBERS ABSENT:**

Stefanie Meurer

**MANAGEMENT REPRESENTATIVES:**

Megan Brenneman, CCAM®  
Keystone Pacific Property Management, Inc.

**ITEMS DISCUSSED IN EXECUTIVE SESSION – 2/22/11**

- Executive Minutes from January 25, 2011 – Approved

**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.

**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 February 22, 2011 General Session Meeting Minutes and the Architectural Submittal report, for 02/15/11 – 03/13/11, as submitted. (4/0)

**B. Action Without Meeting Resolution** – RESOLVED, to ratify the action taken and approve the following Action Without Meeting Resolution as submitted: (4/0)

- **Sentex TIB Replacement** California Gate – \$498.00

**C. Financial Statement** – RESOLVED, to ratify the action taken and accept the February 28, 2011 financial statement as presented. (4/0)

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- D. Maturing Reserve Investment** – RESOLVED, to direct Morgan Stanley to reinvest the following CD in the Association’s portfolio, at the best interest rate available, 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. (4/0)
- **MSCD GE Money 3/25/11** – \$50,000.00

**V. OLD/NEW BUSINESS**

- A. Delinquent Account** – A motion was made, seconded and carried to take the following action:
- **APN #935-34-528** – This item was tabled.
- B. Fungal Treatment on Wood Lattice/7 Classico** – A motion was made, seconded and carried to approve the proposal from Angelo’s Termite Company to treat the fungal damage on the lattice, and replace wood where necessary, at 7 Classico, at a total cost of \$1,350.00. (4/0)
- C. Leak Repair Proposal/7 Suprema** – A motion was made, seconded and carried to approve the proposal from Antis Roofing & Waterproofing for repairs to the roof and flashing system at 7 Suprema, at a total cost of \$1,020.00. (4/0)
- D. Leak Repair Proposal/21 Ultima** – This item was tabled. Management was directed to ask the neighboring unit, 19 Ultima, to make sure all soil in their planter is at least 6” below the weep screed, as this may solve the issue.
- E. Troubleshooting/Repair of Electric Issue on Lucania** – A motion was made, seconded and carried to approve the proposal from Three Phase Electric for troubleshooting and repairs to damaged electrical wiring on Lucania, for an amount not to exceed \$1,800.00. (4/0)
- F. Homeowner Request for Reimbursement/11 Riva (Lee)** – A motion was made, seconded and carried to approve the homeowner’s request for reimbursement for drywall repairs performed by her handyman after a slab leak, in the amount of \$500.00. (4/0)
- G. Trees on Trovare Slope** – At this time Treasurer, Peer Swan, updated the Board of Directors on the status of his communication attempts with Trovare regarding the un-maintained trees on their slope. While speaking with one of their board members, it was decided that Altezza will identify trees that they would like to have removed and send a formal request to their property management company outlining the proposed terms.

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H. **Next Meeting Date** – The next meeting date is tentatively set for April 26, 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 7:40 P.M.

ACCEPTED: *Stephen Meuser* DATE: 4/26/2011