

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 25, 2011
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BOARD MEMBERS PRESENT: Gary Calacci
Jess Craig
Jerry Dotson
Sandy Printer

BOARD MEMBERS ABSENT: Peer Swan

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

ITEMS DISCUSSED IN EXECUTIVE SESSION – 9/27/11

- Executive Minutes from August 23, 2011 – Approved

GENERAL SESSION

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

II. HOMEOWNER FORUM – Hector Macias of 27 Ultima was present to discuss his request for tree trimming of the Coral tree outside his patio.

III. 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 27, 2011 General Session Meeting Minutes and the Architectural Submittal report, for 09/21/11 – 10/18/11, as submitted. (3/0/1 – Sandy abstained)

B. Action Without Meeting Resolution – RESOLVED, to ratify the action taken and approve the following Action Without Meeting Resolution, as submitted. In addition, the Resolution will be signed and filed in the minute book. (3/0/1 – Sandy abstained)

- **Vacant Director Position – Appointment of Sandy Printer**

C. Financial Statement – RESOLVED, to ratify the action taken and accept the September 30, 2011 financial statement as presented. (3/0/1 – Sandy abstained)

IV. OLD/NEW BUSINESS

A. Delinquent Account – A motion was made, seconded and carried to take the following action:

- **APN #935-34-458** – This item was tabled.

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- B. 2012 Draft Reserve Study** – A motion was made, seconded and carried to approve the reserve study draft as prepared by Advanced Reserve Solutions, Inc. According to ARS, the Association will be 95.90% funded at the beginning of 2012. (4/0)
- C. 2012 Draft Budget** – A motion was made, seconded and carried to approve the proposed budget for the 2012 fiscal year, as prepared by Management. The dues will remain the same at \$400.00 per month. (4/0)
- D. Trovare Slope/Discussion of Counteroffer** – This item was tabled.
- E. Slurry Seal/Discussion of Scheduling** – At this time, the Board of Directors discussed scheduling of the upcoming slurry seal project. It was decided to go forward with the project during the month of November. Management was directed to send out notice to the membership
- F. Homeowner Request/Power-washing of Roof (19 Terraza)** – A motion was made, seconded and carried not to approve the homeowner's request for power-washing of their roof at 19 Terraza. (3/1 – Jess voted in favor)
- G. Homeowner Request/Reshaping of Coral Tree (27 Ultima)** – A motion was made, seconded and carried to allow the homeowner of 27 Ultima to back a section of the Coral tree outside his patio. The work will be done by Grant's Landscape Services, Inc. at the homeowner's cost and is contingent on final approval of the trimming plan by the Board of Directors. No changes will be visible from the common area. (4/0)
- H. Next Meeting Date** – The next meeting date is tentatively set for November 29, 2011 at 6:30 P.M. The location of the meeting will be the Coastal Canyon Facility in Newport Coast.
- V. ADJOURNMENT**
There being no further business to come before the Board, the meeting was adjourned at 7:55 P.M.

ACCEPTED: _____

Andrea J. Truitt
DATE: 11-29-11