

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 29, 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 – 10/25/11

- Executive Minutes from September 27, 2011 – Approved

GENERAL SESSION

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

II. HOMEOWNER FORUM – There were no homeowners present for Homeowner Forum.

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 October 25, 2011 General Session Meeting Minutes and the Architectural Submittal report, for 10/19/11 – 11/21/11, as submitted. (4/0)
- B. Financial Statement** – RESOLVED, to ratify the action taken and accept the October 31, 2011 financial statement as presented. (4/0)
- C. Reserve Investment/Maturing 11/23/11** – RESOLVED, to direct Morgan Stanley not to re-invest the following funds in a CD & allow the money to stay liquid in the Association's money market account for payment of reserve items. (4/0)
 - **MSCD Beal Bank 11/23/11** – \$85,000.00
- D. Reserve Investment/Maturing 12/14/11** – RESOLVED, to direct Morgan Stanley to re-invest the following funds 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 Beal Bank 12/14/11** – \$50,000.00

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IV. OLD/NEW BUSINESS

- A. Delinquent Account** – 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. (4/0)
- B. Termite Repair Proposal/5 Lucania** – This item was tabled.
- C. 2011 Maintenance Inspection Report** – At this time, the Board of Directors discussed the 2011 Annual Maintenance Inspection Report as prepared by La Jolla Pacific, Ltd. Management was directed to send work orders for miscellaneous maintenance items.
- D. Utility Rate Analysis Service** – This item was tabled.
- E. Next Meeting Date** – The next meeting date is tentatively set for January 24, 2012 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 7:45 P.M.

ACCEPTED: _____ DATE: _____