

**NEWPORT SHORES COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
April 2, 2013**

The General Session Meeting of the Newport Shores Community Association Board of Directors was held at the Association Clubhouse, 511 Canal Street, Newport Beach, California. There being a quorum present, the Meeting was called to order at 7:01 P.M. by President Howard Rich.

**Directors Present**

Howard Rich,	President	Gail Zook,	Member at Large
Kennie Jo Rizzo	Vice President	Carey Ransom,	Member at Large
Rene Rimlinger,	Treasurer	Gary Belt,	Member at Large
Barbara Thibault,	Secretary	Mike Sinacori,	Member at Large
Sean Pence,	Member at Large		

**Directors Absent**

Judd Borggreve,	Member at Large	Bill Seitz,	Member at Large
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**Also Present**

George Harvey, AMMCOR

**Homeowners Forum**

No homeowners attended tonight's Board meeting.

**Board Reorganization**

The Board of Directors discussed reorganization of the Board of Directors. Following the discussion, it was moved by Barbara Thibault and seconded by Gail Zook to approve Howard Rich as President, Kennie Jo Rizzo as Vice President, Rene Rimlinger as Treasurer and Barbara Thibault as Secretary. The motion carried unanimously.

**Election Results**

There were five (5) candidates running for five (5) Board positions and the following members were elected to serve a two (2) year term: Judd Borggreve, Rene Rimlinger, Mike Sinacori, Barbara Thibault and Gail Zook.

**Minutes**

The Board of Directors reviewed the Minutes from the February 5, 2013 General Session Meeting. Following the review, it was moved by Kennie Jo Rizzo and seconded by Gary Belt to approve the February 5, 2013 General Session Minutes, as presented. The motion carried unanimously.

The Board of Directors reviewed the Directors Guide submitted by Barbara Thibault. The Board is to use the Directors Guide as reference material.

**Executive Session Meeting Topics**

In accordance with California Civil Code 1363.05, the Board of Directors notes the following topics were discussed during the Executive Session Meeting held on April 2, 2013.

1. Approval of the Executive Session Meeting Minutes
2. Delinquent Account Review
3. Member Disciplinary Matters

**Treasurer's Report**

The Board of Directors reviewed the financial statements for the periods ending February 22, 2013. Following the review, it was moved by Kennie Jo Rizzo and seconded by Barbara Thibault to approve the February 22, 2013 financial statements, subject to the annual audit. The motion carried unanimously.

The Board of Directors reviewed the financial statements for the periods ending March 22, 2013. Following the review, it was moved by Rene Rimlinger and seconded by Barbara Thibault to approve the March 22, 2013 financial statements, subject to the annual audit. The motion carried unanimously.

**General Business  
Managers Action List**

The Board of Directors reviewed the Action List from the February 5, 2013 Board meeting. No action was taken.

### **Rental Inspections and Deposits**

The Board of Directors directed management to send back the rental deposit after ten (10) days if no email is received stating otherwise. Mike Sinacori will talk with Personal Touch regarding the inspection of the clubhouse after a rental.

### **Board Enforcement Protocol**

The Board of Directors discussed how to respond and or deal with reported incidents at the facilities.

### **Committee Reports**

#### **Executive Committee Report**

The homeowner email information for community blasts and newsletters is being updated by Gail Zook. Upon completion of the homeowner email list a welcoming committee will contact new owners to obtain and update their information onto the homeowner list.

#### **Social Committee Report**

Kennie Jo Rizzo reported the Easter Egg Hunt was an outstanding community event and fun for all those in attendance. May 18<sup>th</sup> will be the garage sale and clean-up day for residents. It was the General Consent of the Board of Directors to approve the use of the same shredding company as last year.

#### **Nomination Committee Report**

Kennie Jo Rizzo reported that a homeowner had left a message they are interested on serving on the Board of Directors, if needed.

#### **Maintenance and Improvement Committee Report**

Mike Sinacori discussed the Facilities Coordinator Job and will meet with NSACA Aquatics Director, Anthony Iacopetti and request a proposal for the coordinator job. The asphalt slurry seal of the community parking spaces and stripping will cost approximately \$1,000.00 to \$3,000.00. Following the discussion, it was moved by Mike Sinacori and seconded by Gary Belt to approve negotiate the best deal to slurry coat and strip the community parking spaces. The motion carried unanimously. The Tot Lot replacement project is still being worked on by the architect, Silverwood Landscape. The committee will be looking into upgrading the facilities plant material next year.

#### **Facilities Use Committee Report**

The board of Directors discussed the proposed changes to the Facility Rules and Regulations, Clubhouse Rental Application, BBQ Area Rental Application, Clubhouse Rental Rules and Regulations and the BBQ Area Rental Rules and Regulations that was presented to the membership for feedback. Following the discussion, it was moved by Kenny Jo Rizzo and seconded by Gail Zook to approve the changes to the Facility Rules and Regulations, Clubhouse Rental Application, BBQ Area Rental Application, Clubhouse Rental Rules and Regulations and the BBQ Area Rental Rules and Regulations, as submitted to the membership. The motion carried unanimously.

### **Next Meeting Date**

The next Regular Meeting of the Board of Directors will be held on May 7, 2013 at 7:00 P.M. at the Associations clubhouse.

### **Adjournment**

There being no further business to come before the Board of Directors, it was the general unanimous consent of the Board of Directors to adjourn the General Session Meeting at 8:51 P.M.

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President

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Secretary

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Date