

**NEWPORT SHORES COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
December 3, 2014**

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 7:05 P.M. by President Howard Rich.

**Directors Present**

Howard Rich, President	Gary Belt, Member at Large
Mike Sinacori, Vice President	Suzanne Gignoux, Member at Large
Carey Ransom, Secretary	Rick Westberg, Member at Large
Rene Rimlinger, Treasurer	Tori Rimlinger, Member at Large
Sean Pence, Member at Large (Arrived 8:21 pm)	Whit Batchelor, Member at Large

**Also Present**

George Harvey, AMMCOR

**Homeowners Forum**

Steven and Barbara Schumacher at 233 Canal requested reserving all or part of the pool and clubhouse areas to hold a wedding and reception. The Board thanked the Schumacher's for attending the meeting and will get back with them as soon as possible.

**Minutes**

The Board of Directors reviewed the Minutes from the October 7, 2014 General Session Meeting. Following the review, it was moved by Gary Belt and seconded by Tori Rimlinger to approve the October 7, 2014 General Session Minutes as presented. The motion carried unanimously.

**Executive Session Meeting Topics**

In accordance with California Civil Code 4935 (e) the Board of Directors notes the following topics were discussed during the Executive Session Meeting held on December 3, 2014.

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

The Board of Directors voted to approve the Resolution to Foreclose on APN #045-061-22 at the December 2, 2014 Executive session meeting.

**Treasurer's Report**

Treasurer Rene Rimlinger discussed the financial statements for the period ending September 22, 2014, October 22, 2014 and November 22, 2014. Following the review, it was moved by Rene Rimlinger and seconded by Mike Sinacori to approve the September 22, 2014, October 22, 2014 and November 22, 2014 financial statements subject to the annual audit. The motion carried unanimously.

**Resolution to Levy a Lien**

The Board of Directors reviewed the Resolution to Levy a Lien on APN #045-053-35. Following the review, it was moved by Mike Sinacori and seconded by Rick Westberg to approve the Resolution to Levy a Lien on APN #045-053-35. The motion carried unanimously.

## **Reserve Study**

The Board of Directors discussed the reserve study performed by Advanced Reserve Solutions. Following the discussion, it was moved by Rene Rimlinger and seconded by Mike Sinacori to approve the reserve study as presented. The motion carried unanimously.

## **Audit and Tax Services Proposals**

The Board of Directors reviewed the audit and tax services proposals submitted by VanDerPol & Company, Newman and Associates and Inouye, Shively, Longtin & Klatt. Following the review, it was moved by Carey Ransom and seconded by Rene Rimlinger to approve VanDerPol & Company to perform the audit and provide the tax services for a total not to exceed \$900.00. The motion carried unanimously.

## **Proposed 2015/2016 Budget**

The Board of Directors discussed the proposed 2015/2016 budget. Board members are to forward budget numbers/information to the Treasurer Rene Rimlinger prior to the next meeting. Following the discussion, it was moved by Mike Sinacori and seconded by Suzanne Gignoux to table the proposal 2015/2016 budget to the January meeting. The motion carried unanimously.

## **General Business**

### **Correspondence**

The Board of Directors reviewed the correspondence and the information regarding the dedication of Sunset Ridge Park. Following the correspondence review, it was moved by Mike Sinacori and seconded by Rick Westberg to approve Tori Rimlinger contacting the Schumacher's to obtain more information regarding the wedding/reception and report back to the Board at the next meeting. The motion carried unanimously.

### **Clubhouse/BBQ Rental Map**

The Board of Directors reviewed the Clubhouse and BBQ Area rental map from Gary Belt. Mike Sinacori will provide a revised map. Following the review, it was moved by Rene Rimlinger and seconded by Carey Ransom to approve adding the map to the Clubhouse and BBQ Area Rental Rules and Requirements form. The motion carried unanimously.

### **Telephone**

The Board of Directors discussed whether to keep or remove the telephone. Following the discussion, it was moved by Rene Rimlinger and seconded by Mike Sinacori to approve keeping the telephone. The motion carried 6-3.

### **BBQ Area Sliding Glass Door**

The Board of Directors discussed keeping the sliding glass door open on Saturdays during summer months when the lifeguard are present. Following the discussion, it was moved by Mike Sinacori and seconded by Rene Rimlinger to table the discussion to a future meeting. The motion carried unanimously.

## **Committee Reports**

### **Executive Committee Report**

Howard Rich distributed an email from Erin Jones, Army Corp of Engineers, and maps that show the dead-end waterway and the SAR Marsh boundary. Howard will contact the Corp to obtain a letter to possibly distribute to the community. The Board will review and approve the letter prior to distribution.

Howard rich discussed the newsletter not going out and refunding the advertisers. Tori Rimlinger will contact the advertisers.

### **Social Committee Report**

The annual Halloween event had a record breaking crowd for an approximate cost of \$900.00. The next event is the Home Tour this upcoming weekend.

### **Facilities Maintenance and Improvements Report**

Mike Sinacori distributed the December 2, 2014 Facilities Maintenance and Improvement Committee report for the past two months. The Key Entry System failed as a result of the power outage on November 13<sup>th</sup>. Gary Belt will take on the responsibility to file a claim with SCE. Management will forward the invoice to Mr. Belt after it is received. An electrician was called to inspect the junction boxes near the bar and to install a separate circuit /plug for the Christmas tree lights for a cost of \$287.00. A plumber was called in to repair the broken shower handle for a cost of \$150.00 and to hydrojet the main line for a cost of \$500.00. The low voltage lighting project proposals were received from Land Art by Seaman for \$25,675.00, Horizon Lighting for \$29,099.00, Three Phase Electric for \$35,611.00 and Tri County for \$49,086.34. Residential grade fixtures will be used in the raised planter and commercial grade will be used at the street ends. The committee requested a salvage credit of \$10.00 per fixture. The final contract price is \$24,375.00. The 2015/2016 proposed maintenance and improvements list was discussed. Rick Westberg discussed the one informal playground meeting. Rick will reach out to Gina Lesley to join the community.

### **Facilities Use Committee Report**

The 2014 Season Review report from Anthony Iacopetti was reviewed. No action taken.

### **Landscape Committee**

The Board of Directors reviewed the Landscape Committee's report for October and November. No action taken.

### **Adhoc Solar Committee**

Howard Rich distributed the Solar Committee report. The use of solar for the pool area is not practical at this time.

### **West Newport Beach Association Report**

Suzanne Gignoux reported she was unable to attend the last West Newport Beach Association meeting.

### **Next Meeting Date**

The next Regular Meeting of the Board of Directors will be held on January 6, 2015 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 9:01 P.M.

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President

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Secretary

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Date