

**NEWPORT SHORES COMMUNITY ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MINUTES
November 4, 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 7:04 P.M. by President Howard Rich.

Directors Present

Howard Rich,	President	Carey Ransom,	Member at Large
Barbara Thibault,	Secretary	Gary Belt,	Member at Large
Robert Paal,	Member at Large	Mike Sinacori,	Member at Large
Bill Seitz,	Member at Large		

Director Absent

Kennie Jo Rizzo	Vice President	Sean Pence,	Member at Large
Rene Rimlinger,	Treasurer	Gail Zook,	Member at Large

Also Present

George Harvey, AMMCOR

Homeowners Forum

No homeowners attended tonight's meeting.

Minutes

The Board of Directors reviewed the Minutes from the October 1, 2013 General Session Meeting. Following the review, it was moved by Barbara Thibault and seconded by Gary Belt to approve the October 1, 2013 General Session Minutes, as amended. The motion carried unanimously.

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 November 4, 2013.

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

Treasurer's Report

The Board of Directors tabled the financial statements for the period ending October 22, 2013 to the January 2014 meeting.

Reserve Study

The Board of Directors discussed the reserve study report submitted by Advanced Reserve Solutions. Following the review, it was moved by Mike Sinacori and seconded by Bob Paal to approve the reserve study, as presented. The motion carried unanimously. Management was directed to include Reserve Study Discussion on the January 2014 agenda.

Collections Policy Clarification

The Board of Directors tabled the collections policy clarification discussion to the January 2014 meeting.

General Business

Managers Action List

The Board of Directors reviewed the Action List from the October 1, 2013 Board meeting.

Inspector of Elections

The Board of Directors discussed approving an inspector of elections for the 2014 election. Following the discussion, it was moved by Mike Sinacori and second by Barbara Thibault to approve Juliana Dickinson or Jennifer Bushman as inspector of elections for the 2014 election. The motion carried unanimously.

Committee Reports

Executive Committee Report

Howard Rich discussed if the mailing of the 2014 assessment statement should be in January or February. It was the general consent of the Board of Directors to mail out the statement in January 2014. Advertising space in the newsletter and or website was tabled to the January 2014 meeting.

Social Committee Report

The Halloween Party was a success and the cost for the event was within budget.

Nomination Committee Report

Nothing to report.

Maintenance and Improvement Committee Report

Mike Sinacori reviewed the Maintenance and Improvement report dated November 4, 2013, which will be attached to the meeting minutes. The report provided a summary of the recent and past month's efforts, the upcoming maintenance and improvement efforts along with the committee's recommendations. The new pool heater has been installed, the water heater replaced and a new countertop in the clubhouse has been installed.

The Board of Directors discussed the barbecue project which will include installing a gas line for the two new barbeques. All work to be performed to code and include city permits and inspections. Following the discussion, it was moved by Mike Sinacori and seconded by Carey Ransom to approve \$7,598.00 on the barbecue project using various contractors and to pay out of reserves. The motion carried unanimously.

Facilities Use Committee Report

Mike Sinacori will discuss with Gail Zook how to enforce the rules and regulations for clubhouse and barbecue events.

Landscape Committee

Gary Belt will hold a landscape committee meeting on Thursday with committee members Sharon Paxson, Eli Nikitin, Madelynn Forgey and Ken Barrett to discuss the work of the association's landscape vendor Frank Bolanos, Bolanos Gardening Service.

Next Meeting Date

The next Regular Meeting of the Board of Directors will be held on January 7, 2014 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 8:40 P.M.

President

Secretary

Date