

**NEWPORT SHORES COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
September 2, 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 7:30 P.M. by President Howard Rich.

**Directors Present**

Howard Rich, President  
Mike Sinacori, Vice President  
Rene Rimlinger, Treasurer  
Carey Ransom, Secretary  
Sean Pence, Member at Large

Tori Rimlinger, Member at Large  
Suzanne Gignoux, Member at Large  
Rick Westberg, Member at Large  
Whit Batchelor, Member at Large  
Gary Belt, Member at Large

**Also Present**

George Harvey, AMMCOR

**Homeowners Forum**

No homeowners attended the meeting.

**Minutes**

The Board of Directors reviewed the Minutes from the August 5, 2014 General Session Meeting. Following the review, it was moved by Suzanne Gignoux and seconded by Gary Belt to approve the August 5, 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 September 2, 2014.

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 period ending August 22, 2014. Following the review, it was moved by Gary Belt and seconded by Carey Ransom to accept the August 22, 2014 financials, as presented, subject to the annual audit. The motion carried unanimously.

Management was directed to provide a print out of the account 5020 and the payment history of Newport Burgers for the October meeting for the Board to review.

The Board discussed if the telephone should be removed. Following the discussion, it was moved by Gary Belt to approve removing the telephone. There was no second and the motion failed.

**Approve Resolutions to Record a Lien**

The Board of Directors discussed the Resolution to Record a Lien on APN #045-061-22. Following the discussion, it was moved by Gary Belt and seconded by Carey Ransom to approve the Resolution to Record a Lien on APN #405-061-22. The motion carried unanimously.

The Board of Directors discussed the Resolution to Record a Lien on APN #045-061-38. Following the discussion, it was moved by Gary Belt and seconded by Carey Ransom to approve the Resolution to Record a Lien on APN #405-061-38. The motion carried unanimously.

The Board of Directors discussed the Resolution to Record a Lien on APN #045-067-15. Following the discussion, it was moved by Gary Belt and seconded by Carey Ransom to approve the Resolution to Record a Lien on APN #045-067-15. The motion carried unanimously.

The Board of Directors discussed the Resolution to Record a Lien on APN #045-061-13. Following the discussion, it was moved by Gary Belt and seconded by Carey Ransom to approve the Resolution to Record a Lien on APN #045-061-13. The motion carried unanimously.

Management was directed to send out Pre-Lien notices to homeowners that have not paid their assessments.

### **Reserve Study Proposals**

The Board of Directors discussed the reserve study proposals submitted by Advanced Reserve Solutions and Reserve Data Analysis. Following the discussion, it was moved by Rene Rimlinger and seconded by Carey Ransom to approve the proposal from Advanced Reserve Solutions for Option 1, an update with a site visit, for a total not to exceed \$975.00. The motion carried unanimously.

Management was directed to contact Richard Ruffell at Advanced Reserve Solution to set up an onsite meeting with Board members.

### **General Business**

#### **Correspondence**

The Board of Directors reviewed the correspondence. Gina Lesley has resigned from the Board of Directors.

### **NSCA Communications Manager**

The Board of Directors discussed the NSCA Communications Manager job description. Following the discussion, it was moved by Carey Ransom and seconded by Mike Sinacori to approve sending an email blast for the NSCA Communication Manager and an opening on the Board of Directors. The motion carried unanimously. Carey Ransom will draft the email blast for the NSCA Communications Manager and Board opening then forward the draft to Howard Rich for review prior the sending out.

### **Committee Reports**

#### **Executive Committee Report**

Nothing to report.

#### **Social Committee Report**

Tori Rimlinger reported the microbrew event was an excitingly popular event. The next event is Halloween. A chili cook off event will be scheduled soon.

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

Mike Sinacori discussed problems with the shower drain and possible solutions. Proposals are being obtained for the lights at the Canal Circle and in the plant bed area in front of the facilities. The Board discussed sending in recommendations for a Facilities Priority List. Management was directed to place the item on the next agenda and Board members will forward their list to management.

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

Sean Pence reported a meeting with Anthony Iacopetti will be held in a few weeks to review the summer's activities and obtain a new OCAC contract for the Board to review and approve.

**Landscape Committee**

The Board of Directors reviewed the Landscape Committee's report for September dated September 19, 2014. Lighting is a big priority and the amount of water usage is a big concern.

**West Newport Beach Association Report**

Suzanne Gignoux reported there was no West Newport Beach Association meeting due to traffic issues.

**Next Meeting Date**

The next Regular Meeting of the Board of Directors will be held on October 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 8:46 P.M.

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President

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Secretary

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Date