

**NEWPORT SHORES COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
September 1, 2015**

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 7:02 P.M. by President Rene Rimlinger

**Directors Present**

Rene Rimlinger, President  
Howard Rich, Secretary  
Whit Batchelor, Treasurer  
Rich Westberg, Member at Large  
Carey Ransom, Member at Large

Gary Belt, Member at Large  
Suzanne Gignoux, Member at Large  
Nick Louis, Member at Large  
Tori Rimlinger, Member at Large

**Directors Absent**

Mike Sinacori, Vice President

**Also Present**

George Harvey, AMMCOR

**Homeowners Forum**

Two homeowner's attended tonight's meeting but did not address the Board.

**Minutes**

The Board of Directors reviewed the Minutes from the June 2, 2015 General Session Meeting. Following the review, it was moved by Carey Ransom and seconded by Gary Belt to approve as amended the June 2, 2015 General Session Minutes. 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 1, 2015.

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

**Treasurer's Report**

The Board of Directors discussed the financial statements for the period ending June 22, 2015. Following the review, it was moved by Whit Batchelor and seconded by Carey Ransom to approve the June 22, 2015 financial statements subject to the annual audit. The motion carried unanimously.

The Board of Directors discussed the financial statements for the period ending July 22, 2015. Following the review, it was moved by Gary Belt and seconded by Howard Rich to approve the July 22, 2015 financial statements subject to the annual audit. The motion carried unanimously. The Board of Directors discussed funding the reserve account for 2015. Following the discussion, it was moved by Howard Rich and seconded by Nick Louis to approve funding the reserve account for 2015 as budgeted. The motion carried unanimously.

**Draft Audit Report**

The Board of Directors discussed the draft audit report for the year ended February 28, 2015 submitted by VanDerPol & Company. Following the discussion, it was moved by Whit Batchelor and seconded by Carey Ransom to approve the draft audit report for the year ended February 28, 2015 as presented. The motion carried unanimously.

## **General Business**

### **Approval of Nominating Committee**

The Board of Directors discussed approving a Nominating Committee. Following the discussion, it was moved by Carey Ransom and seconded by Howard Rich to approve a Nominating Committee with Mike Sinacori as the chairperson with Rene Rimlinger and Gary Belt as committee members. The motion carried unanimously.

### **Approval of Aquatics Program Committee**

The Board of Directors discussed approving an Aquatics Program Committee. Following the discussion, it was moved by Howard Rich and seconded by Rick Westberg to approve an Aquatics Program Committee with Carey Ransom as the chairperson with Whit Batchelor, Nick Louis, Gary Belt as committee members, Mike Sinacori as a guest. George and Gina Lesley will be invited to join the committee. The motion carried unanimously.

### **Correspondence**

The Board of Directors discussed the correspondence. Sean Pence submitted his resignation on July 13, 2015. The emails from Gina Lesley were discussed and a Board member will contact Gina. A thirty day termination letter was sent to Boyd and Associates.

The Board of Directors discussed the written request from Adriana Callas at 227 62<sup>nd</sup> Street and Sheri Hellman at 227 Orange Street to become members of the association. Draft letters to Adriana Callas and Sheri Hellman were reviewed. The letter approves their request to become a member of the association with conditions. Following the discussion, it was moved by Carey Ransom and seconded by Rick Westberg to approve mailing the letter, the short term rentals information and the Facilities rules and regulations to Adriana Callas and Sheri Hellman. The motion carried unanimously.

### **Memorial Bench Donation Request**

The Board of Directors discussed the request from Barbara Thibault for a donation for a memory bench honoring Gilbert (Gibby) Lukosky. Following the discussion, it was moved by Tori Rimlinger and seconded by Nick Louis to approve a donation of \$200.00 for the memory bench honoring Gilbert (Gibby) Lukosky. The check is to be made out to Barbara Thibault. The motion carried unanimously.

### **Pool Inspection Report**

The Board of Directors discussed the County of Orange Health Care Agency pool inspection report. It was noted the pool flow meter is not legible and is to be replaced. Management was directed to forward the pool inspection report to Aquarius Pool Service and Anthony Iacopetti the Aquatics Director to have the flow meter replaced as soon as possible.

### **Committee Reports**

#### **Executive Committee Report**

Nothing to report.

#### **Social Committee Report**

Tori Rimlinger reported the chicken wing off is this upcoming weekend and will be having a Brew Fest event on September 26th. Management was directed to remove the event on September 7<sup>th</sup> for the rental calendar.

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

Nothing to report

#### **Landscape Committee**

Gary Belt reported the Landscape Committee is adhering to the drought water restrictions.

### **Bylaw Committee**

Howard Rich reported the committee has been communicating by email and making changes to the existing Bylaws. The committee's target is to have the revised Bylaws completed, reviewed and approved at the November 2015 board meeting.

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

Suzanne Gignoux reported on the West Newport Beach Association meetings.

### **Playground Committee**

Rick Westberg discussed the playground committee report dated August 4, 2015. The committee is requesting approval of the design and estimate with flexibility for minor adjustments that don't significantly impact the total approved budget. Will bid the approved design with multiple contractors. The committee will return with a final construction bid, schedule and total contract cost for the new playground for Board approval. Following the discussion, it was moved by Carey Ransom and seconded by Nick Louis to approve the design of the new playground as presented. The motion carried 7-2 with Howard Rich and Gary Belt voting no.

Rick Westberg will forward a letter regarding the new playground and management will include the letter with the audit report mailing.

### **Rental Calendars**

The Board of Directors reviewed the rental calendars.

### **Action List**

Management noted on the items on the June action list have been completed.

### **Next Meeting Date**

The next Regular Meeting of the Board of Directors will be held on October 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 7:57 P.M.

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President

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Secretary

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Date