

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE BOARD MEETING HELD
July 12, 2016

CALL TO ORDER

Meeting was called to order at 6:30pm.

Meeting was held at Turtle Rock Community Center, 1 Sunnyhill Drive, Irvine, CA.

Directors present: Jackie Moody, Diane Lawrence, Madonna Saxton, Jeff Mayer and Anne Skiver.

HOMEOWNERS FORUM

Owners represented: 18802 Via San Marcos, 18845 Via Palatino, 18801 Via San Marcos, 18856 Via Messina

Architectural

18731 Portofino Drive

Homeowner submitted application and plans to remove and replace existing patio cover and walkways. Application was incomplete as it did not state specific materials to be used f (i.e., color, style and manufacturer). Motion made to deny the application and plans as submitted by Director Saxton, 2nd by Director Moody. All in favor, motion carried.

18802 Via San Marcos

Homeowner submitted application and plans to add 180 sq. ft. additional living space to the back of the one-story home. An architectural deposit of \$500.00 was received. Motion made to approve application and plans as submitted was made by Director Skiver, 2nd by Director Lawrence. All in favor, motion carried.

MINUTES

The May 10, 2016 meeting minutes were amended to include the following action by the Board that had been inadvertently omitted from the minutes. Under the heading Architectural, the following was added: "18822 Via Palatino. Homeowner submitted an application to replace the garage window and to add a new window on the front of the home per the description as stated in the Request for Home Improvement Application. Motion to approve made by Director Saxton, 2nd by Director Lawrence. All in favor, Motion carried." Motion made to approve such amendment by Director Lawrence, 2nd by Director Moody. All in favor, motion carried.

The Board reviewed and approved the June 14, 2016 minutes. Motion made to approve was made by Director Lawrence, 2nd by Director Moody. All in favor, Motion carried.

FINANCIALS

Director Saxton submitted the Treasurer's report for May 2016.

Motion was made by Director Mayer, 2nd by Director Lawrence to approve the report as submitted pending final review by CPA at year end. All in favor, Motion carried

BUSINESS

The signature cards for the new banking relationship with Pacific Premier Bank were signed.

The monument lights at the top of Amalfi entrance are not working. Manager will contact Ed Kemp, Elite Lighting to meet and submit a bid for repair.

There will not be a Turtle Rock Hills Board meeting in August. The next meeting will be on September 13, 2016.

ANNUAL ELECTION

The manager will send out candidate statement applications the first week of September for the November 8 election. .

LANDSCAPE

The Board reviewed the landscape report for July. Seacrest will check the irrigation on all slopes since there appears to be a few dry areas.

The Turtle Rock Hills Board of Directors chose 18762 Via San Marcos for the July 2016 “Home of The Month” recognition.

The Board tabled the easement issue until the September meeting.

ACCOUNT REVIEW

No action at this time

Agenda Items for September meeting: budget review for the fiscal year ending 2017.

There being no further business, Motion was made by Director Moody, 2nd by Director Skiver to adjourn the meeting at 7:35pm to enter into closed session to consider changes to the Home Improvement Form.

Minutes submitted by Bonnie Atkinson, Manager