

**TURTLE ROCK HILLS COMMUNITY ASSOCIATION
APPROVED MINUTES OF THE REGULAR MEETING HELD
April 12, 2016**

CALL TO ORDER

Meeting was called to order at 6:35pm.

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

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

HOMEOWNERS FORUM

18822 Via Palatino submitted an application to replace the existing wood fence with a composite material. The Application was returned as incomplete and the homeowner was instructed to submit a sample of the new fence material with the Application in order for the Board to review the request.

The Board discussed the Application and plans submitted by 18845 Via Palatino for a remodel that included adding a second story. Motion was made by Director Mayer, 2nd by Director Saxton to deny the Application and submitted plans based on the negative impact and view obstruction to uphill neighbors. All in favor, Motion carried.

MINUTES

The Board reviewed and approved the March 8, 2016 minutes with corrections. Motion made to approve was made by Director Lawrence, 2nd by Director Mayer. All in favor, Motion carried.

FINANCIALS

February & March financials were tabled until the May 10, 2016 meeting at the request of the Treasurer.

ACCOUNT REVIEW

The Board reviewed the account status of all delinquent accounts. Motion was made by Director Mayer, 2nd by Director Moody to prelien delinquent accounts per the collection policy. All in favor, motion carried.

LANDSCAPE

The Board reviewed the landscape report for April.

The stumps from the Yucca Trees on Turtle Rock Drive will need to be addressed by Starr (the tree removal company) before releasing final payment.

The Turtle Rock Hills Board of Directors has chosen 18851 Portofino Drive for the April 2016 "Home of The Month" recognition.

The Board reviewed the issue raised at the March meeting by the homeowner at 18811 Via Portifino that the city of Irvine (and not the Association) was responsible for maintaining the strip between the drainage ditch and the street on San Rufino. Motion was made by Director Lawrence, 2nd by Director Saxton to authorize an expenditure of up to \$2,500.00 for a title search of the Association's easements. All in favor, motion carried.

There being no further business, meeting was adjourned at 7:48pm.

Minutes submitted by Bonnie Atkinson, Manager

Approved: May 10, 2016