

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
APPROVED MINUTES OF THE MEETING HELD  
February 12, 2019

CALL TO ORDER

Meeting was called to order at 6:30 pm.

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

Directors present: Jane Weyhrauch, Madonna Saxton, Cindy Liebeck and Anne Skiver.

Management present: Bonnie Atkinson, representing Huntington West Properties, Inc.

ARCHITECTURAL MATTERS

18841 Via Messina

The Board reviewed the Home Improvement application for replacement of the outdoor patio area countertop and cabinet doors. Motion to approve was made by Director Weyhrauch and 2<sup>nd</sup> by Director Skiver. All in favor, motion carried.

18782 VIA SAN MARCO

The Board reviewed the Home Improvement application for installment of solar panels. Motion to approve with the condition of cabling not to be visible from the street was made by Director Liebeck, 2<sup>nd</sup> by Director Weyhrauch. All in favor, motion carried.

18751 SAN RUFINO

The Board reviewed the Home Improvement application for replacement of the existing roof with Boral concrete roofing per application and product submitted February 12, 2019. Motion to approve was made by Director Skiver and 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried

5376 AMALFI DRIVE

The Board reviewed the Home Improvement application for replacement of the wrought iron fence and one gate in the color black. Motion to approve was made by Director Liebeck and 2<sup>nd</sup> by Director Skiver. All in favor, motion carried.

18711 PORTOFINO DRIVE

Application for Architectural Approval of Remodel and plans were reviewed. The square footage of the home will change from 2765 square feet to 2727 square feet. A deposit of \$500.00 was received with the submitted application. Signed Contractor Agreement was presented with plans. Motion to approve was made by Director Liebeck, 2<sup>nd</sup> by Director Weyhrauch. All in favor, motion carried

18762 VIA PALATINO

Application for Architectural Approval of Remodel and plans were reviewed. The new square footage of the home will be 4534 square foot. A deposit of \$3,556.50 based on 1,378 square feet addition from the original square footage of the home. Signed Contractor Agreement was presented with plans. Motion to approve was made by Director Weyhrauch to approve the plans based on the contingent on the agreement that no additional fill dirt or rocks that will lift the foundation of the home from the existing level. Motion was 2<sup>nd</sup> by Director Skiver. All in favor, motion carried

18731 PORTOFINO DRIVE

The Architectural Application for the addition of patio cover, originally approved in March 2018, was approved by default.

## HOMEOWNER FORUM

Letters sent to 18741 Via San Marco and 18761 Via San Marco regarding trimming of their trees due to view obstructions were presented by the owner of 18791 Via Palatino. Thirty days has passed since the letters were sent to the homeowners and trees have not been trimmed. A Board member will observe the trees and the manager will send letters to the owner.

## MINUTES

Minutes from the December 11, 2018 meeting and Executive Session meeting were tabled till the March 12, 2019 meeting.

## TREASURER'S REPORT/FINANCIALS

The Treasurer's report was not available at time of meeting.

## POLICY CONSIDERATION

Director Saxton will present Artificial Turf Policy draft at the next meeting of the board.

## LANDSCAPE

The Board reviewed the landscape report for January 2019. There was no home chosen for Home of the Month.

The Board reviewed the increase in contract cost for Seacrest Landscape effective February 1, 2019. The new rate will be \$5085.00 per month, which is a \$242.00 per month increase. Motion to approve was made by Director Weyhrauch and 2<sup>nd</sup> by Director Saxton. All in favor, motion carried

## ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 7:30 pm to enter executive session to discuss legal and member discipline matters. Motion was 2<sup>nd</sup> by Director Skiver. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

*Bonnie Atkinson*

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Name, Acting Secretary

March 12, 2019  
Approved Date