

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
MINUTES OF THE MEETING HELD  
October 8, 2019  
Approved

**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, Diane Lawrence, Madonna Saxton, and Cindy Liebeck.

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

**HOMEOWNER FORUM AND ARCHITECTURAL MATTERS**

**5376 Amalfi**

The Board reviewed the Home Improvement application and plans for the wood repair and the painting of the exterior in the current Dunn Edwards Paint colors; DET673 Mission White for the stucco, Swiss Coffee for the trim and DET696 Stanford Stone for the siding. Motion was made by Director Liebeck to approve. Motion was 2<sup>nd</sup> by Director Lawrence. All in favor, motion carried.

**18762 Via Torino**

The Board reviewed the Home Improvement application submitted by the owner to replace the current wood patio cover with Douglas fir wood (same product) and paint Dunn Edwards Carrara DET649. Motion to approve was made by Director Liebeck. Motion was 2<sup>nd</sup> by Director Lawrence. All in favor, motion carried.

**18711 Via Torino**

The Board reviewed the Home Improvement application submitted by the owner for installment of roof mounted solar on the home. Solar panels will be mounted on the front of the home facing Via Torino. Motion to approve was made by Director Liebeck. Motion was 2<sup>nd</sup> by Director Lawrence. Director Weyhrauch abstained. Majority in favor, motion carried.

**18711 Via Torino**

The Board reviewed the Home Improvement application submitted by the owner for the installment of artificial turf on the front side of the parkway and the changing of the tile in front entry of their home. Motion to deny application as there was no material samples provided was made by Director Weyhrauch. Motion was 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried. Homeowner will attend the November 12, 2019 meeting to re-submit the application with sample product.

**18771 Portofino**

The Board reviewed the letter from homeowner regarding a change in landscape contractors.

**18721 San Rufino**

Homeowner submitted an amended Home Improvement application from 8/17/17 for the installment of pavers in front driveway and backyard with contractor, Genesis Stoneworks. Motion to approve was made by Director Lawrence. Motion was 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried.

18811 Portofino Drive

The Board reviewed emails from owners on San Rufino and Via Palatino regarding continued view blockage request to the owner that have not been addressed. The Board agreed that Director Liebeck will follow-up on this matter.

### MINUTES

Minutes from the September 10, 2019 meeting were reviewed. Motion to approve with corrections was made by Director Lawrence, 2nd by Director Saxton. Director Liebeck abstained due to absence from that meeting. Majority in favor, Motion carried.

Executive minutes were moved to Executive Session for review.

### TREASURER'S REPORT/FINANCIALS

The Treasurer report was submitted for the August 2019 month end.

### LANDSCAPE

The next landscape walk will be on October 17, 2019.

The manager will contact the City of Irvine in regards to the exterior side slope of 18872 Via Palatino, facing Turtle Rock Drive. The City has taken responsibility for this area and it requires additional planting and the clearing of the pine needles which uncleared make plant growth nearly impossible as well as creating a fire hazard."

The Board reviewed the bid from Seacrest Landscape for the annual overseeding of the community grass areas at a cost of \$1584.00. Motion to approve was made by Director Liebeck, 2nd by Director Lawrence. All in favor, Motion carried.

### BUSINESS

The Board reviewed the proposed budget for the fiscal year 2020. This will be tabled until the November meeting for a final review.

New Business for November 12, 2019 meeting:

- Annual Election
- Landscape view Policy and Fine Policy Review.

### ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 7:45pm to enter Executive session to discuss legal matters. Motion was 2<sup>nd</sup> by Director Lawrence. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

*Bonnie Atkinson*

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Name, Acting Secretary

November 12, 2019  
Approved Date