

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING HELD
September 9, 2014

DRAFT MINUTES

CALL TO ORDER

Meeting was called to order @ 6:35 P.M.

Directors present: Anne Skiver, Dick Berger and Diane Lawrence
The Board reviewed the resignation of Director Dorothy Miyaoka due to the sale of their home.
The Board appointed Merne Young as new Director to the Board to fill the vacancy.

HOMEOWNER FORUM

The Board reviewed and approved an architectural request from 18822 Via San Marcos for the replacement of the roof and the painting of the home.

The Board reviewed and approved an architectural request from 18665 Via Torino for the painting of the home.

The Board reviewed and approved an architectural request from 18662 Via Palatino for the painting of the home.

Homeowner from 18781 Via Palatino was present to discuss the trimming of the Ficus trees on the side of her home.

HOUSE OF THE MONTH

The Turtle Rock Hills Board of Directors has chosen 18821 San Rufino Drive for the September 2014 "House of The Month" recognition.

MINUTES

The Board reviewed the minutes from the August 2014 meeting. The minutes were approved by Director Moody, 2nd by Director Berger. All in favor, motion carried.

FINANCIALS:

The Board reviewed the financials for June. They were approved pending final review by our CPA. Motion to approve was made by Director Lawrence, 2nd by Director Berger. All in favor, motion carried.

LANDSCAPE

The Board reviewed the Landscape walk notes for September. There were no outstanding issues.

Kevin Payne from Seacrest Landscape was present to discuss submitted plans for irrigation and valve upgrades throughout the community common area. The Board reviewed and approved the bids pending review of the master valves and the possibility of illuminating two of the valves to save water costs.

The Board reviewed and approved a bid for \$920.00 from Seacrest Landscape to complete the annual over seeding of the grass areas.

GENERAL BUSINESS

The Board reviewed and approved the ballots and proxy reviewed and simplified by Director Lawrence for mailing to the homeowners for the upcoming annual election in November. The deadline for candidate statements is September 15, 2014.

The Board reviewed the accounts receivable report for the community. Manager will send final notices to all owners in arrears before the pre lien of delinquent accounts per the collection policy.

New Business for October

The Board will review the proposed budget from the management company.

There being no further business before the Board, the meeting was adjourned at 8:15 PM.

Minutes taken by: Bonnie Atkinson, Manager

Approved: October 14, 2014