

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
OF THE REGULAR MEETING HELD
April 11, 2017

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: Jane Weyhrauch, Madonna Saxton, Anne Skiver and Diane Lawrence.

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

HOMEOWNERS FORUM

18751 San Rufino

A homeowner expressed concerns over a portable toilet at a home under construction for two years.

18781 San Rufino

Homeowner asked the Board for clarification on San Rufino slope maintenance. The Board stated that both the Association and the City of Irvine were maintaining the slope. The city owned the entire slope but the Association was currently watering the slope between the street and the draining ditch.

ARCHITECTURAL MATTERS

18931 Via Messina

Homeowner submitted a Request for Home Improvement application for the removal of the side upper window facing Amalfi to be replaced with siding to match the current exterior of the home. Motion to approve the application as submitted was made by Director Skiver, 2nd by Director Saxton. All in favor, motion carried.

5372 Amalfi

Homeowner submitted a request to install a vinyl fence on the property. The application was denied because it was incomplete as the homeowner did not submit a sample of the fence material. The homeowner was told to submit a new application with a sample of the actual product and the name of the manufacture, material, type, style and size of the product to the Board for consideration.

18872 Via Palatino

The Board approved a letter to be sent to the homeowner regarding the height of the retaining wall that was in the plans submitted to the city which is a violation of the Association's CC&R's and was not approved by the Board.

MINUTES

The Board reviewed the minutes from the March 14, 2017 meeting. Motion to approve as submitted was made by Director Weyhrauch, 2nd by Director Saxton. All in favor, motion carried.

FINANCIALS

Board Treasurer, Director Saxton, submitted the Treasurer's report for month ending 2/28/17. Motion was made by Director Skiver, 2nd by Director Lawrence to approve the report as submitted pending final review by CPA at year end. All in favor, Motion carried.

BUSINESS

A new Procedure and Application for Home Improvement Approval and Procedure and Application for Architectural Approval of Remodel was reviewed by the Board. Motion to approve as submitted was made by Director Skiver 2nd by Director Lawrence. All in favor, motion carried. The new applications will be added to the Turtle Rock Hills website to replace the previous applications.

Consideration of securing the services of a professional architect service was tabled till the May 9th meeting. The Board reviewed the form to be mailed to owners in accordance with civil code 4041. This will be mailed to owners with the annual mailing.

The Board reviewed and approved the bid from Advanced Reserve Solutions for a reserve study at a cost of \$700.00. Motion to approve as submitted was made by Director Weyhrauch 2nd by Director Lawrence. All in favor, motion carried.

The Board reviewed the CPA client representative letter. The Board requested that the manager sign the letter in accordance with the Board's policy in 2016. The CPA Annual financial review report will be mailed to owners in accordance with the civil code.

LANDSCAPE

The Board reviewed and approved bid #53530 in the amount of \$984.00 from Seacrest Landscape for planting on various slopes in the community. Motion to approve as submitted was made by Director Skiver 2nd by Director Lawrence. All in favor, motion carried

ACCOUNT RECEIVABLE REVIEW

The Board approved a lien to be placed on account TRH010 in accordance with the civil code and collection policy. All other accounts will be addressed per the collection policy. Motion to approve as submitted was made by Director Lawrence, 2nd by Director Weyhrauch. All in favor, motion carried

ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch, 2nd by Director Lawrence to adjourn the meeting at 8:25pm.

Minutes submitted by Bonnie Atkinson, Manager

Approved: May 9, 2017