

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
OF THE REGULAR MEETING HELD
December 12, 2017
(Approved February 13, 2018)

CALL TO ORDER

Meeting was called to order at 6:40 pm.

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

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

Management present: Russell Bond, representing Huntington West Properties, Inc.

Others present: Homeowner at 18872 Via Palatino

HOMEOWNERS FORUM

The homeowner at 18872 Via Palatino told the Board that the City of Irvine Building Department is requiring that a 42" high railing be installed from the inside finished grade of the block wall bordering Turtle Rock Drive. The Board requested the homeowner submit a separate home improvement application for the railing to be reviewed at the next scheduled Board meeting and to provide the building code section that states this is a requirement.

ARCHITECTURAL MATTERS

18821 VIA SAN MARCOS

The Board reviewed the Architectural Application for roof replacement and exterior painting of home. Director Skiver made a motion to approve the application. Director Lawrence 2nd the motion. All in favor, motion carried.

18815 VIA PALATINO

The Board reviewed the Architectural Application for replacing the chimney and fireplace in the rear of the house with French Doors. Director Skiver made a motion to approve the application. Director Saxton 2nd the motion. Director Weyhrauch was in favor, Director Lawrence abstained. Motion carried.

18792 VIA PALATINO

The Board reviewed the Architectural Application requesting the re-plastering and tiling of the pool. Director Lawrence made a motion to approve the application. Director Skiver 2nd the motion. All in favor, motion carried.

18845 VIA PALATINO

The Board reviewed the Architectural Application to replace the landscaping at the front side and rear of the lot. The Board rejected the application and requested the homeowner to provide detailed landscape plans to the Board.

MINUTES

The Board reviewed the minutes from the November 14, 2017 meeting. A motion to approve the minutes as presented was made by Director Skiver, 2nd by Director Lawrence. All in favor, motion carried.

FINANCIALS

Board Treasurer, Director Saxton, submitted the Treasurer's report for month ending November, 2017. A motion was made by Director Weyhrauch, 2nd by Director Lawrence to approve the report as submitted pending final review by CPA at fiscal year-end. All in favor, motion carried.

BUSINESS

LANDSCAPE

The Board reviewed the December 12, 2017 landscape walk report. Management recommended the residence at 18731 San Rufino for the home of the month. A motion to approve the home of the month was made by Director Lawrence, 2nd by Director Skiver. All in favor, motion carried. The Board also directed the Manager to send correction letters to the following homeowners: 18812 Via Palatino, 18811 Portofino and 18742 Via Verona.

LANDSCAPE RATE INCREASE

The Board reviewed a request for a rate increase from Seacrest Landscaping. A motion to approve the increase was made by Director Lawrence, 2nd by Director Skiver. All in favor, motion carried.

ARCHITECTURAL LOG REVIEW

The Board reviewed the updated Architectural log.

ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 8:26pm, 2nd by Director Lawrence. All in favor, motion carried.

Minutes submitted by Russell Bond, Manager