

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING HELD
December 13, 2016

CALL TO ORDER

Meeting was called to order at 6:35pm.

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

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

The following appointments were approved by the Board for 2016-2017 term:

President: Jeff Mayer: Motioned by Jane Weyhrauch, 2nd by Diane Lawrence.

Vice President: Jane Weyhrauch: Motioned by Diane Lawrence, 2nd by Madonna Saxton.

Secretary: Diane Lawrence: Motioned by Jane Weyhrauch, 2nd by Madonna Saxton.

Treasurer: Madonna Saxton: Motioned by Jane Weyhrauch, 2nd by Diane Lawrence.

Member at Large: Anne Skiver: Motioned by Jane Weyhrauch, 2nd by Madonna Saxton.

HOMEOWNERS FORUM

18752 Via Palatino

The homeowner submitted an application to install solar panels on the roof of the home. Motion to approve the application as submitted with the condition for fixed mount solar panels only was made by Director Saxton, 2nd by Director Lawrence. All in favor, motion carried.

MINUTES

The Board reviewed the November 8, 2016 minutes. Motion to approve was made by Director Lawrence, 2nd

FINANCIALS

Financials for October 2016 month end were tabled until the next Board meeting in January.

BUSINESS

The Board reviewed the information from the City of Irvine regarding short term rentals and the city zoning laws.

The Board reviewed and approved the mailing of the annual meeting results with changes. A final corrected draft will be sent to the Board prior to mailing.

The Board reviewed the invoice from Tinnelly Law Group (prior legal counsel from three years ago) for \$93.50 for the transfer of documents. The Board instructed the Association manager to send a letter to the Tinnelly Law Group declining payment of this invoice because the files were duplicates of files already in the Association's possession and had not been requested by the Board.

The Board reviewed the 2017 fee schedule for 2017 from legal counsel Fiore, Racobs and Powers.

The Board reviewed the 2017 fee schedule for 2017 from Huntington West Properties, Inc.

LANDSCAPE

The Board reviewed the bid from WB Starr for tree trimming and removal in the community. The Board approved the removal of one tree on the Amalfi slope and the trimming of two large Eucalyptus trees on Portofino. Motion to approve the cost of \$1885.00 was made by Director Lawrence, 2nd by Director Weyhrauch. All in favor, Motion carried.

The Turtle Rock Hills Board of Directors chose 18731 San Rufino Drive as the home of the month for December 2016.

ACCOUNT REVIEW

No further action on accounts at this time. The manager will update the letters of Turtle Rock Hills to coincide with the delinquency policy of the Association. This will be added to the agenda for the January meeting.

New Business for January 10, 2017 meeting:

Review of the architectural application and application procedure.

Update of collection letters per the policy of the Association.

There being no further business, a motion was made by Director Lawrence, 2nd by Director Weyhrauch to adjourn the meeting at 7:41 to enter into executive session to discuss easements.

The next meeting will be on January 10, 2017.

Minutes submitted by Bonnie Atkinson, Manager

Approved: February 14, 2017