

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
OF THE REGULAR MEETING HELD  
January 8, 2018  
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, Diane Lawrence, Cindy Liebeck and Anne Skiver.

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

Directors absent: Madonna Saxton

Others present: Homeowner at 18781 Portofino.

HOMEOWNERS FORUM

Homeowner at 18781 Portofino spoke regarding a future improvement to his home. The Board informed the homeowner that he will need to file a separate application for any new improvements or remodels.

ARCHITECTURAL MATTERS

18815 VIA PALATINO

The Board reviewed the Architectural Application for an extension of the kitchen. All exterior surfaces will match existing exterior. Director Liebeck made a motion to approve the application. Director Skiver 2<sup>nd</sup> the motion. Director Lawrence abstained. Motion carried.

18891 & 18881 VIA MESSINA

The Board reviewed the Architectural Application for replacing the property line fence with a Trex® fencing system between each lot and a new vinyl gate at each respective property. Director Weyhrauch made a motion to approve the application, Director Skiver 2<sup>nd</sup> the motion. Director Liebeck abstained. Motion carried.

18872 VIA PALATINO

The Board reviewed the Architectural Application for the installation of a 42inch high wrought iron railing on the inside finished grade of the block retaining wall facing Turtle Rock Drive. Director Weyhrauch made a motion to deny the application. Director Skiver 2<sup>nd</sup> the motion. All in favor, motion carried.

18872 VIA PALATINO

The Board reviewed the Architectural Application for the installation of a stucco finish on the outside surface of the block retaining wall along Turtle Rock Hills Drive. Director Weyhrauch made a motion to deny the application. Director Skiver 2<sup>nd</sup> the motion. All in favor, motion carried.

MINUTES

The Board reviewed the minutes from the December 12, 2017 meeting. A motion was made by Director Weyhrauch to not approve the minutes until the next scheduled Board meeting after corrections have been made. 2<sup>nd</sup> by Director Lawrence. All in favor, motion carried.

TREASURER'S REPORT/FINANCIALS

Board Treasurer, Director Saxton, was not present at the meeting to talk about the Association's financials and accounts receivables. The Board requested to delay the financial presentation until the next scheduled meeting of the Board of Directors.

BUSINESS

ARCHITECTURAL LOG REVIEW

The Board reviewed the updated Architectural log.

LANDSCAPE

The Board reviewed the January 12, 2018 landscape walk report. Management recommended the residence at 5376 Amalfi Drive for the home of the month. A motion to approve the home of the month was made by Director Lawrence, 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried. The Board requested that the utility gate next to 5362 Amalfi Dr. be repaired.

ADJOURNMENT

There being no further business, a motion was made by Director Skiver to adjourn the meeting at 7:15 pm and move to the executive session, 2<sup>nd</sup> by Director Weyhrauch. All in favor, motion carried.

Minutes submitted by Russell Bond, Manager

Secretary's Certificate

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Russell J. Bond

\_\_\_\_\_  
Name, Secretary or Acting Secretary

2/13/2018

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Date