

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING HELD
March 14, 2017

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, Madonna Saxton and Jeff Mayer.

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

HOMEOWNERS FORUM

The Board reviewed the letter submitted by Mr. Young, 18751 San Rufino regarding slope concerns and care.

18901 Via Messina

Homeowner submitted a Request for Home Improvement application for the installation of aluminum gutters on the home. Motion to approve the application as submitted was made by Director Weyhrauch, 2nd by Director Mayer. All in favor, motion carried.

18782 Via San Marcos

The homeowner re-submitted his Request for Home Improvement application for planting of an Arbequina Olive tree in the back landscape of the home based on the report from the nursery that the tree will reach a maximum height of 10-18 feet at maturity. Motion to approve the application with the condition that the trees will be trimmed so that the height does not exceed the roofline of the home. Motion to approve was made by Director Weyhrauch, 2nd by Director Mayer. All in favor, motion carried.

18801 San Rufino

Homeowner re-submitted a Request for Home Improvement application for a family room addition of 70 square feet and a patio cover. Signature of neighbor was obtained as requested. Homeowner is required to submit a deposit of \$500.00 per the LLCC. Motion to approve was made by Director Weyhrauch, 2nd by Director Saxton. All in favor, motion carried.

18822 Via Palatino

Homeowner submitted a Request for Home Improvement application for the replacement of wooden fence on the right side of the home with a fence 5 foot high, 30' in length. Fence to be replaced with a vinyl fence to match the previously installed fence in the color Khaki. Signature of neighboring owner was obtained. Motion to approve was made by Director Weyhrauch, 2nd by Director Saxton. All in favor, motion carried.

MINUTES

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

FINANCIALS

Financials were not available for review. Financials for February 2017 will be reviewed at the April 11, 2017 meeting.

BUSINESS

The Board tabled the review of updating collection letters per the delinquent assessment policy until the April 11, 2017 meeting.

Review of the architectural application procedure was tabled.

LANDSCAPE

The Board reviewed and tabled the bid from Seacrest Landscape of irrigation repairs until the Board has an opportunity to further review the area of repair.

A letter will be mailed to owners reflecting easement responsibilities once the letter has been finalized and reviewed by legal counsel.

ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch, 2nd by Director Mayer to adjourn the meeting at 7:55pm.

Minutes submitted by Bonnie Atkinson, Manager

Approved: April 11, 2017