

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
OF THE REGULAR MEETING HELD  
October 10, 2017  
(Approved November 14, 2017)

CALL TO ORDER

Meeting was called to order at 6:30 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.

HOMEOWNERS FORUM

The owner of 18751 San Marco addressed the Board regarding an emergency information plan for the community. The Board requested more information from the owner about starting a committee for emergencies.

ARCHITECTURAL MATTERS

18781 PORTOFINO

The Board reviewed an application for the extension of the kitchen, living room and bedroom at west side of the property and the re-plastering of the pool and replacement of the pool deck. The Board will review the application further and render a decision at the next meeting scheduled November 14, 2017. The Board gave approval for the demolition of the pool plaster and deck only.

18751 VIA PALATINO

The Board reviewed an application for painting of the fascia boards and eaves that were replaced the same color as existing. A motion to approve the application was made by Director Lawrence, 2<sup>nd</sup> by Director Skiver. All in favor, motion carried.

18751 VIA SAN MARCO

The Board reviewed an application for the installation of an irrigation system for the front and rear of the lot. A motion to approve the application was made by Director Lawrence, 2<sup>nd</sup> by Director Saxton. All in favor, motion carried.

18845 VIA PALATINO

The Board reviewed an application for landscape renovation at the front, side and back of lot. A motion to deny approval pending a complete application and landscape plan was made by Director Saxton, 2<sup>nd</sup> by Director Skiver.

18845 VIA PALATINO

The owner addressed the Board regarding the retention of the second driveway and concrete apron on the lot. The Board requested that the owner remove the second driveway and concrete apron that was not part of the approved architectural application. The Board also requested that all construction debris be removed from the lot immediately.

MINUTES

The Board reviewed the minutes from the September 12, 2017 meeting. A motion to approve the minutes was made by Director Lawrence, 2<sup>nd</sup> by Director Skiver. All in favor, motion carried.

## FINANCIALS

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

## BUSINESS

### ARCHITECTURAL LOG REVIEW

The Board reviewed the revised Architectural log.

### LANDSCAPE

The Board reviewed the October landscape walk report. Management recommended the residence at 18931 Via Messina for the home of the month. A motion to approve the home of the month was made by Director Skiver, 2<sup>nd</sup> by Director Lawrence. All in favor, motion carried.

The Board discussed issues regarding the trees that were planted by the City of Irvine. A motion was made by Director Lawrence, 2<sup>nd</sup> by Director Skiver to meet with the City and with the supervisor of Seacrest Landscape to discuss the planting of appropriate trees.

### SLOPE PLANTING PROPOSAL

The Board reviewed a proposal by Seacrest Landscape to plant the slope along Turtle Rock Dr. The Board decided to table the proposal.

### VIOLATION LETTERS

The Board reviewed the violation letters from September 2017 and requested the wording be toned down for future letters.

### BALLOTS AND PROXY'S

The Board reviewed the ballot and proxy that is to be sent to the homeowners for the November 2017 annual meeting. A motion to approve the ballot and proxy as presented was made by Director Lawrence, 2<sup>nd</sup> by Director Saxton. All in favor, motion carried.

### ACCOUNT RECEIVABLE REVIEW

The Board reviewed the current accounting report for delinquencies.

### ADJOURNMENT

There being no further business, a motion was made by Director Skiver, 2<sup>nd</sup> by Director Saxton to adjourn the meeting at 8:09 pm. 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

11/15/2017

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Date