

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
OF THE REGULAR MEETING HELD
September 12, 2017
(Approved September 10, 2017)

CALL TO ORDER

Meeting was called to order at 6:29 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 18792 Via San Marco was present to request that the Board address the landscaping at 18821 and 18822 Via San Marco.

The owners of 18781 San Rufino were present at the end of the meeting to request the architectural deposit from their recent remodel be returned. A motion was made by Director Lawrence, 2nd by Director Saxton to refund the deposit pending a second inspection by a Board member and approval thereof.

ARCHITECTURAL MATTERS

18792 VIA PALATINO

The Board reviewed an application for the re-plastering of the pool and replacement of pool tiles. A motion was made by Director Lawrence to approve the application as submitted, 2nd by Director Saxton. All in favor, motion carried.

18781 PORTOFINO

The Board reviewed a request for the extension of the kitchen, living room and bedroom at west side of the property. The Board denied the request due to an incomplete application.

MINUTES

The Board reviewed the minutes from the August 8, 2017 meeting. A motion to approve the minutes with corrections was made by Director Lawrence, 2nd by Director Skiver. All in favor, motion carried.

FINANCIALS

Board Treasurer, Director Saxton, submitted the Treasurer's report for month ending August 31, 2017. A motion was made by Director Lawrence, 2nd by Director Skiver to approve the report as submitted pending final review by CPA at fiscal year-end. All in favor, Motion carried.

BUSINESS

MONETARY PENALTIES POLICY

After reviewing homeowner responses to the proposed monetary penalties policy, a motion was made by Director Lawrence, 2nd by Director Skiver to adopt the new policy as drafted. All in favor, motion carried.

2017 TAX PREPARATION and FINANCIAL AUDIT

The Board reviewed a proposal from Robert Owens CPA to provide the 2017 tax preparation and financial audit of the Association. A motion was made by Director Skiver, 2nd by Director Lawrence to approve the proposal as presented. All in favor, motion carried.

MASTER INSURANCE PROPOSALS

The Board reviewed three (3) proposals on the master insurance policies for 2017-2018 policy year. A motion was made by Director Saxton, 2nd by Director Lawrence to bind coverage with LaBarre/Oksnee Insurance Agency. All in favor, motion carried.

2018 RESERVE STUDY

The Board reviewed the executive summary of the reserve study for fiscal year 2018. A motion was made by Director Skiver, 2nd by Director Lawrence to accept the 2018 reserve study report. All in favor, motion carried.

CANDIDATE APPLICATION

The Board reviewed the candidate application and statement to be sent to the homeowners for the annual meeting scheduled for November 14, 2017. A motion was made by Director Skiver, 2nd by Director Lawrence to approve the application with corrections. All in favor, motion carried.

NEW COMMUNITY CENTER CONTRACT

The Board reviewed the 2018 contract for the use of the community center. The Board requested that the dates of the meeting be changed to the correct dates for 2018.

ARCHITECTURAL LOG REVIEW

The Board reviewed the revised Architectural log.

LANDSCAPE

The Board reviewed the September landscape walk report. Management recommended the residence at 18841 San Rufino Drive for the home of the month. A motion to approve the home of the month was made by Director Skiver, 2nd by Director Lawrence. All in favor, motion carried.

The Board discussed issues regarding the trees belonging to the City of Irvine. Director Weyhrauch will contact the City regarding removal of a dead tree in front of Turtle Rock Elementary School along Amalfi Drive, and ask the City to trim the city trees throughout the community.

The Board discussed having the backflow device across from 18781 San Rufino checked for leaks by Kevin Payne of Seacrest Landscape.

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, 2nd by Director Lawrence to adjourn the meeting at 8:32 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

10/11/2017

Date