

**TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING
Held October 13, 2015**

CALL TO ORDER

Meeting was called to order @ 6:32 P.M.

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

Directors present: Richard Berger, Anne Skiver, Jackie Moody, Diane Lawrence and Merne Young.

HOMEOWNERS PRESENT:

Homeowners representing the following properties attended the meeting.

18752 Via Palatino, 18791 Via Verona, 18791 Via San Marcos, 18732 Via Verona, 18712 Via Torino, 1851 Via Torino, 18742 Via Paltino, 18742 Via Palatino, 18811 Portofino, 5396 Amalfi, 18661 Via Paltino, 18812 Via Palatino, 187102 Via Torino, 18781 San Rufino, 18771 Via Verona, 18721 Portofino Drive.

Architectural Review:

The Board reviewed the following architectural requests and variances:

- 18791 Via Verona- Drought tolerant landscape changes. Motion to approve was made by Director Berger, 2nd by Director Moody. All in favor, motion carried.
- 18732 Via Verona- Room Addition. The Board will meet with owner on site before approving. Architectural deposit check of \$1030.50 was received.
18712 Via Torino –The Board reviewed the modified architectural plans for improvement with an addition of 1334 sq. feet. An architectural deposit of \$2001.00 was received at the September meeting. Motion to approve the modified plans was made by Director Berger, 2nd by Director Skiver. All in favor, motion carried
- 18711 Via Torino- Drought tolerant landscape changes. Motion to approve was made by Director Berger, 2nd by Director Moody. All in favor, motion carried.
18711 Via Palatino-Roof replacement and replacement of existing solar panels. Motion to approve the submitted plans was made by Director Berger, 2nd by Director Skiver. All in favor, motion carried
- 18762 Via Verona- The Board reviewed the letter from their contractor regarding back retaining wall installed. The Board is waiting on the final engineering report.
- 18781 San Rufino Drive- The Board reviewed the modified plans for front gate and entry structure. Motion to approve as presented was made by Director Berger, 2nd by Director Moody. Four in favor, one opposed: motion carried.

MINUTES

The Board reviewed the minutes from the September 8, 2015 meeting. Motion to approve was made by Director Moody, 2nd by Director Berger. All in favor, motion carried.

FINANCIALS:

The Board reviewed the September 30, 2015 month end financials. Current cash assets are \$159,279.23. Motion to approve pending final review by CPA at year end was made by Director Skiver, 2nd by Director Moody. All in favor, motion carried.

BUSINESS

Director Young excused himself from the meeting at this time.

Insurance:

The Board reviewed the insurance renewal for LaBarre Oksnee Insurance. The policy will be effective October 1, 2015.

The Board reviewed the Notice of Cancellation to Prendiville Insurance. Cancellation paperwork was signed by the Board to end the coverage effective September 31, 2015.

Monetary Policy:

After receiving comments from the homeowners in attendance at the meeting and reviewing the written comments that were submitted regarding the proposed changes to the Monetary Policy, the Board agreed to table the matter and consult legal counsel regarding the issues that were raised by the homeowners.

Budget:

The Board reviewed the proposed budget for fiscal year (FY) 2016 presented by the management company. After a lengthy discussion, the Board made numerous changes to the proposed budget and directed the manager to prepare a revised FY 2016 budget for review and approval at the November meeting. Due to projected increases to expenses, including management fee, legal fees and landscaping cost, the Board unanimously approved a motion to increase the Association dues by \$19.00 per year

The Board reviewed the recently completed reserve study for the community. This is an updated study for the FY 2016. The Association is currently funded at 98.4%

The Board reviewed the contract renewal for legal representation by Fiore, Racobs & Powers. Motion to approve a mini-retainer agreement at a cost of \$1,000.00 was made by Director Berger, 2nd by Director Skiver. All in favor, motion carried.

The Board unanimously approved the Delinquent Association Collection Policy to be sent to all homeowners as part of our annual mailing.

Account Receivable review: Manager will proceed with the collection policy on accounts in arrears.

Meeting was adjourned at 9:00pm.

The next meeting of the association is Tuesday, November 10, 2015. The Annual meeting will be held at this time.

Minutes submitted by: Bonnie Atkinson, Community Manager
Approved: November 10, 2015