

**TURTLE ROCK HILLS COMMUNITY ASSOCIATION
APPROVED MINUTES OF THE REGULAR MEETING HELD
May 10, 2016**

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: Jackie Moody, Diane Lawrence, Madonna Saxton and Jeff Mayer.

HOMEOWNERS FORUM

Architectural

18712 Via Torino

Homeowner made changes to his approved architectural improvement request but did not submit a change order for approval. Manager was directed to send a letter to the owner regarding the matter.

18751 Via Siena

Homeowner submitted a home improvement application for the replacement of back and side fences and a gate in wood with natural wood stain. Motion was made by Director Mayer, 2nd by Director Saxton to approve the submitted plans. All in favor, Motion carried.

18822 Via Palatino

Homeowner submitted two home improvement applications. Director Moody recused herself from the discussion and vote due to a conflict of interest in the matter.

- Replacement of both side yard gates with a wood and stone gate per the description in the submitted application. Motion was made by Director Saxton, 2nd by Director Mayer to approve the submitted plans. All in favor, Motion carried.
- Installation of a 6 foot high vinyl fence, color tan/taupe on the inside of property line per the description in the submitted application. Motion was made by Director Saxton, 2nd by Director Lawrence to approve the submitted plans. All in favor, Motion carried.

18845 Via Palatino

Homeowner submitted a home improvement application for a one-story remodel of the home. A check in the amount of \$1720.50 was received for the architectural deposit. The Board will review the submitted plans and comments from neighbors. The application will be discussed at the June meeting.

MINUTES

The Board reviewed and approved the April 12, 2016 minutes. Motion made to approve was made by Director Lawrence, 2nd by Director Mayer. All in favor, Motion carried.

FINANCIALS

February –April 2016 financials were tabled until the June 14, 2016 meeting at the request of the Treasurer.

BUSINESS

The Board received the information of the anticipated changes to Pacific Premier Bank in July. The Board will review at the next meeting.

Director Lawrence excused herself from the meeting at 7:20 pm.

State Tax refund for 2015 YE in the amount of \$422.00 has been received and deposited in the operating account.

LANDSCAPE

The Board reviewed the landscape report for May.

Seacrest Landscape will fertilize the turf areas over the next week for summer growth.

The Board reviewed and tabled the bid submitted by Seacrest Landscape for planting on Turtle Rock Drive. This will be considered in June.

The Turtle Rock Hills Board of Directors has chosen 18851 San Rufino Drive for the May 2016 "Home of The Month" recognition.

ACCOUNT REVIEW

No action at this time

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

Minutes submitted by Bonnie Atkinson, Manager
Approved: June 14, 2016