

**TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING HELD**

April 8, 2014

DRAFT MINUTES

CALL TO ORDER

Meeting was called to order @ 6:31 P.M.

Directors present: Dick Berger, Dorothy Miyaoka, Diane Lawrence, Anne Skiver and Jackie Moody.

HOMEOWNER FORUM- ARCHITECTURAL

18815 Via Palatino- the Board reviewed and approved presented plans to add a master bathroom. Motion to approve was made by Director Berger 2nd by Director Moody, all in favor motion carried. Director Lawrence abstained from voting. Remaining Board members all in favor.

18672 Via Palatino- The Board reviewed submitted plans for repainting of the exterior of the home. Home will be repainted in the same color Candlelight yellow and Swiss coffee. Motion to approve was made by Director Moody, 2nd Director Berger. Director Miyaoka abstained from voting. Remaining Board members all in favor.

18731 Via Palatino- The Board reviewed the final plans for construction of the home. Current structure will be removed and the home will be reconstructed. Homeowner has worked with the Board to adjust plans and footprint of the home. Chimney will not extend past the farthest wall 7.5 feet from the property line. Home will be 4647 square feet when completed. Deposit of \$6970.50 was given per the required architectural deposit. Landscape plans will be submitted on a separate plan when the home is completed. Motion to approve was made by Director Berger, 2nd by Director Moody, all in favor, motion carried.

Homeowner from Via Messina inquired about approved roofing material for the community. No application was submitted at this time.

Homeowner from Via Palatino was present to request the board's assistance in enforcement of view blockage issues with four homes in the community. Board will meet with owner and review her concerns.

HOUSE OF THE MONTH

The Turtle Rock Hills Board of Directors has chosen 18841 San Rufino Drive as the April 2014 "House of The Month" award.

MINUTES

The Board reviewed the minutes from the March 2014 meeting. The minutes were approved by Director Berger, 2nd Director Moody. Director Miyaoka approved. Director Skiver and Director Lawrence abstained from voting on the minutes as they were not present at the meeting.

FINANCIALS:

The Board reviewed the financials for February 2014.

Financials were approved pending review by CPA by Director Berger, 2nd by Director Lawrence. All in favor, motion carried.

GENERAL BUSINESS

There being no further business before the Board, the meeting was adjourned at 7:55 PM to enter into closed session.

Submitted by: Bonnie Atkinson, Manager

Approved: May 13, 2013