

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE MEETING HELD
February 11, 2020
Approved May 12, 2020

NOTE: There was no meeting in March and April 2020 due to Covid-19

CALL TO ORDER

Meeting was called to order at 6:30PM.

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

Directors present: Jane Weyhrauch, Madonna Saxton, Diane Lawrence, Cindy Liebeck and Anne Skiver.

Management present: Bonnie Atkinson, representing Huntington West Properties, Inc.

HOMEOWNER FORUM AND ARCHITECTURAL MATTERS

18732 Via Verona

Homeowner submitted an Application for Home Improvement with plans for a backyard BBQ island.

Motion was made by to deny made by Director Weyhrauch. Motion 2nd by Director Liebeck, since the roof material was not specified or sample submitted. Plans will be submitted for review to Smith Architect for further review and possible alterations needed. All in favor, motion carried.

5392 Amalfi Drive

The Board reviewed the revised application for Architectural Remodel submitted by the owner with the addition of 1261 square feet to the existing home. Certified story poles have been erected as requested. The manager will forward the plans to Association consultant, Smith Architect, for final review and response. If there are no further changes required, the Board will proceed with approval.

18841 San Rufino

The Board reviewed the Home Improvement applications (2) submitted for replacement of existing redwood fence and 2 gates with same material and replacement of existing railroad ties retaining wall with two foot tall slump stone wall per submitted application. Redwood fence will border 18851 San Rufino. Signatures of both owners were noted on the application. Motion to approve was made by Director Lawrence. Motion was 2nd by Director Skiver. All in favor, motion carried.

18781 Via Palatino

The Board reviewed the Home Improvement applications for Installment of Hahn's Ivy on the side slope of the home facing Amalfi. Motion to approve was made by Director Lawrence. Motion was 2nd by Director Saxton. All in favor, motion carried.

18711 Via Torino

The Board reviewed the Home Improvement applications for Installment of Slip Resilient tile at entry in the color Whitewash Timber and Artificial turf (Synlawn product Forest) in the mow strip facing Amalfi. . Motion to approve was made by Director Lawrence. Motion was 2nd by Director Saxton. All in favor, motion carried.

The Board reviewed letter of view concerns from the following homeowners. The manager will follow up after 30 days.

- 18821 San Rufino
- 18732 Via Palatino
- 18801 San Rufino
- 18701 San Rufino

MINUTES

Minutes from the December 10, 2019 meeting were reviewed. Motion to approve as amended was made by Director Liebeck, 2nd by Director Lawrence. All in favor, Motion carried.

TREASURER'S REPORT/FINANCIALS

The Treasurer report was tabled till the March 10, 2020 meeting.

LANDSCAPE

The Board reviewed the February 6, 2020 landscape report. Director Weyhrauch will send pictures of the Amalfi slope to the manager to forward to Code Enforcement for lack of care from Turtle Rock Terrace that is reflecting poorly on the community.

BUSINESS

The Board reviewed the account receivable report. A number of owners reportedly did not receive mailed statement. The Board approved that all late fees and interest be reversed from the account and letters and new statements be sent to all owners. All statements going forward are to be mailed to all owners

The Board reviewed the proposal for services from Smith Architects. This firm will serve as the architectural consultant for Architectural Remodels going forward. Motion to approve was made by Director Weyhrauch. Motion was 2nd by Director Liebeck. All in favor, motion carried.

The following items will be considered at the March 10, 2020 meeting:

- Updated Election Rules in compliance with SB323
- Updated Landscape View policy
- Monetary Penalties Policy for Non-Compliance with Architectural Rules

ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 8:00 PM to enter Executive session to legal matters. Motion was 2nd by Director Liebeck. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

Bonnie Atkinson

Name, Acting Secretary

May 12, 2020

Approved Date