

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
APPROVED MINUTES OF THE REGULAR BOARD MEETING HELD
June 12, 2018

CALL TO ORDER

Meeting was called to order at 6:30 pm.

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

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

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

HOMEOWNER DISCUSSION

18681 Portofino-The Board reviewed the correspondence from the homeowner to the downhill neighbor at 18662 Via Palatino regarding view blockage and significant overgrowth. The manager was instructed to send a letter to the homeowner at 18662 Via Palatino to address the situation if such homeowner does not address the situation within 30 days.

ARCHITECTURAL MATTERS

18682 PORTOFINO

The Board reviewed the Architectural Application for roof replacement with sample of product. Motion was made by Director Skiver and 2nd by Director Lawrence to approve the application as submitted.

All in favor, motion carried.

18711 VIA TORINO

The Board reviewed the Architectural Application for the extension of the driveway to 12' wide and extension of the existing 2 block high wall per submitted application. Motion was made by Director Lawrence to approve the application on the condition that no changes are made to the apron of the driveway. Motion was 2nd by Director Skiver. All in favor, motion carried.

18781 PORTOFINO

The Board reviewed the Architectural Application for installment of a built in outdoor BBQ kitchen with gas line and back yard lighting. Director Skiver made a motion to deny the application as incomplete as they were no submitted plans for placement of BBQ kitchen and gas line or brochure showing the style of lighting homeowner wished to install in the back landscape areas. Setback must be noted on submitted plans. Motion was 2nd by Director Saxton. All in favor, motion carried.

18821 VIA SAN MARCOS

The Board reviewed the Architectural Application for entry fence replacement that was completed without Board approval. Motion was made by Director Liebeck to deny the application until the homeowner came into compliance with the Association rules. Motion was 2nd by Director Skiver. All in favor, motion carried.

18742 VIA VERONA

The Board reviewed the resubmitted Architectural Application for remodel to add 487 square feet to the home. A motion was made by Director Liebeck and 2nd by Director Lawrence to approve the application as submitted. Three Directors in favor, two opposed. Motion carried. A check (#1004) in the amount of \$730.50 was received as a deposit.

5406 AMALFI

The homeowner has withdrawn their application for front landscape changes. A letter confirming this will be sent to the homeowner.

18801 VIA PALATINO

The Board reviewed the resubmitted Architectural Application for Remodel to add 372 square feet to the home. Director Liebeck made a motion to deny the application as incomplete as submitted plans did not include the side view and elevation. Motion was 2nd by Director Skiver. Director Lawrence and Director Weyhrauch recused themselves from the voting as they are the neighboring homeowners. Majority in favor, motion carried.

18762 VIA PALATINO

The Board reviewed the resubmitted Architectural Application for Remodel to add 1,378 sq. feet to the home. A deposit (check #3329) in the amount of \$3,244.50 was received. Director Liebeck made a motion to approve the application based on the submitted plans. Motion was 2nd by Director Saxton. All in favor, motion carried.

18672 VIA PALATINO

The Board reviewed the resubmitted Architectural Application for Remodel to add 546 square feet to the home. Director Liebeck made a motion to deny the application as the submitted plans did not accurately represent the existing structure. Motion was 2nd by Director Lawrence. All in favor, motion carried.

18856 VIA MESSINA

The Board accepted for review the Architectural Application for Installation of a wrought iron gate in the front of the home.

MINUTES

The Board reviewed the minutes from the May 8, 2018. A motion was made by Director Lawrence to approve, Director Liebeck 2nd the motion. Director Weyhrauch abstained. Majority in favor, motion carried.

TREASURER'S REPORT/FINANCIALS

Financials for the months of April and May 2018 were reviewed. Board Treasurer, Director Saxton, submitted the Treasurer's report for this period to the Board. Motion was made by Director Liebeck to approve the financials as submitted, pending final review by CPA at year end. Motion was 2nd by Director Skiver. All in favor, motion carried.

ARCHITECTURAL LOG REVIEW

The Board reviewed the updated Architectural log.

LANDSCAPE

The Board reviewed the landscape report for June 2018.
The Board designated 18751 San Rufino as Home of the Month.

UTILITY DOOR REPLACEMENT ON AMALFI

Tabled until additional bids are received

ADJOURNMENT

There being no further business, a motion was made by Director Skiver to adjourn the meeting at 7:40 pm to enter executive session to discuss member discipline matters. Motion was 2nd by Director Lawrence. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

Bonnie Atkinson
Name, Acting Secretary

June 12, 2018
Date