

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
MINUTES OF THE MEETING HELD  
November 12, 2019  
Approved December 10, 2019

CALL TO ORDER

Meeting was called to order at 7:00 pm, following the Annual Meeting.

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

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

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

In accordance with the bylaws, the Board chose the following officers for the 2019-2020 term

President: Jane Weyhrauch

Vice President: Diane Lawrence

Secretary: Cindy Liebeck

Treasurer: Madonna Saxton

Member at Large: Anne Skiver

HOMEOWNER FORUM AND ARCHITECTURAL MATTERS

18822 Via San Marco

Homeowner was present to discuss letter recently received for the trimming of the tree on the Turtle Rock Drive slope and landscape concerns.

5366 Amalfi Drive

The Board reviewed the Home Improvement application submitted by the owner for Replacement of termite damaged patio wood with same Douglas Fir product. Paint color to match existing Dunn Edwards color Bone China White. Motion to approve was made by Director Liebeck. Motion was 2<sup>nd</sup> by Director Weyhrauch. Majority in favor, motion carried.

18711 Via Torino

The Board reviewed the Home Improvement application submitted by the owner for the installment of artificial turf on the front side of the parkway and the changing of the tile in front entry of their home. Motion to deny application as there was no information provided regarding the artificial turf material and tile maker was made by Director Weyhrauch Motion was 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried.

18811 Portofino Drive

Director Liebeck reported that she had met with the homeowner and he has agreed to have his trees that are creating a view blockage for the uphill neighbors trimmed by Thanksgiving. The manager will send a follow-up letter to the owner.

MINUTES

Minutes from the October 8, 2019 meeting were reviewed. Motion to approve with corrections was made by Director Liebeck, 2<sup>nd</sup> by Director Lawrence. All in favor, Motion carried.

## TREASURER'S REPORT/FINANCIALS

The Treasurer was not present at the meeting. Treasurer's report tabled.

## LANDSCAPE

The Board reviewed the inspection report for November. No action required.

The Board reviewed the bid from Seacrest Landscape for planting at the school side planter on Amalfi and Turtle Rock Drive. An irrigation line has been added to that corner by the school's landscape maintenance. Motion to approve was made by Director Skiver, 2<sup>nd</sup> by Director Weyhrauch to approve the bid presented by Seacrest Landscape for \$634.00 for drip irrigation and planting at that corner. All in favor, Motion carried.

The Board reviewed the letter from Seacrest Landscape for 2020 monthly rate increase from \$5085.00 to \$5339.00 effective January 1, 2020. Motion to approve was made by Director Liebeck, 2<sup>nd</sup> by Director Lawrence to approve the increase as presented. All in favor, Motion carried.

## BUSINESS

The Board reviewed the revised proposed budget for the fiscal year 2020 that includes the increase in landscape cost and \$1500.00 budgeted for the Annual Election costs due to SB323 law. The Association is adequately reserve funded and there is not increase in dues for the fiscal year. Motion to approve was made by Director Weyhrauch, 2<sup>nd</sup> by Director Liebeck to approve the budget as presented. All in favor, Motion carried.

New LED lighting was recently installed at the lower Amalfi monument sign. This will be completed at the upper Amalfi monument sign as well.

## ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 8:00pm to enter Executive session to discuss architectural action and legal matters. Motion was 2<sup>nd</sup> by Director Lawrence. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

*Bonnie Atkinson*

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Name, Acting Secretary

December 10, 2019

Approved Date