

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
**APPROVED MINUTES OF THE MEETING HELD**  
July 14, 2020 at 6:30pm  
**Zoom Meeting**

**CALL TO ORDER**

Meeting was called to order at 6:35PM.

Meeting was held by Zoom teleconference

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**

18711 Portofino Drive

The Homeowner and her architect were present on the zoom meeting to discuss the landscape changes to the original plans that included miniature fruit trees and hardscape items that were not on the original plan. The homeowner reported that due to Covid-19, she has not been able to have the steps and bridge reviewed by the City of Irvine. The bridge does not block the culvert. A motion was made by Director Weyhrauch to approve the planting of the fruit trees and hold the approval of the hardscape items until further information is received. Motion was 2<sup>nd</sup> by Director Skiver. Director Liebeck abstained. Majority in favor, motion carried.

18751 Via Palatino

The Board reviewed the Application for Home Improvement submitted for wood repair and painting. Dunn Edwards Paint colors DEC745Chaperral for the siding and DEA157 Cellar door for the trim. The front door will be painted DEW341 Swiss Coffee. A motion to approve as presented was made by Director Lawrence. Motion was 2<sup>nd</sup> by Director Saxton. All in favor, motion carried.

18851 Portofino Drive

The Board reviewed the Application for Home Improvement submitted for the following improvements: Replacement of existing patio covers with an 8'8" and 7'1" height with Douglas Fir wood. Addition of an 8X7 BBQ to the back yard. Pool Deck replacement and spa replacement with addition 2 feet in width. A motion to approve as presented was made by Director Weyhrauch. Motion was 2<sup>nd</sup> by Director Skiver. All in favor, motion carried.

18701 San Rufino

Homeowner reported that the downhill neighbor on 18682 Portofino Drive has trimmed the trees and bushes as requested. This matter is now closed.

18801 Portofino Drive has failed to trim his trees as requested. Director Liebeck will contact the homeowner.

**MINUTES**

Minutes from the June 9, 2020 meeting were reviewed. Motion to approve with changes was made by Director Weyhrauch, 2<sup>nd</sup> by Director Lawrence. All in favor, Motion carried.

## TREASURER'S REPORT/FINANCIALS

The Treasurer report will be emailed to the Board.

## LANDSCAPE

The Board reviewed the July 2, 2020 landscape report. No further action needed.

## ACCOUNTS RECIEVABLE

Three accounts have not responded to the notice of pre-lien sent to owners on 4/17/20

APN 463-031-08

APN 463-031-18

APN 463-031-24

Motion to approve that liens be placed on the accounts for failure to pay assessments on their accounts was made by Director Liebeck, 2<sup>nd</sup> by Director Saxton. Director Lawrence abstained. Majority in favor, Motion carried.

## BUSINESS

The Board formally adopted the Annual Election Rules in accordance with SB323.

A motion to approve the Rules was made by Director Weyhrauch. Motion was 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried.

The Board reviewed the proposed Updated Landscape View Policy and the Monetary Penalties Policy for Non-Compliance with Architectural Rules. A motion to approve the policy for mailing to the members for review was made by Director Weyhrauch. Motion was 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried.

Director Lawrence submitted the election time line that will be given to HOA Election Professionals for the 2020 Election process. The 2020 Annual Election will be held via Zoom due to the Covind-19 pandemic.

### New Business for the August 11, 2020 meeting:

The manager will obtain information on having the website password protected for use by only owners in the community.

Consideration and Adoption of the Landscape View Policy and the 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 7:50 PM to enter Executive session to discuss legal matters. Motion was 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

*Bonnie Atkinson*

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Name, Acting Secretary

August 11, 2020

Approved Date