

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE MEETING HELD
June 9, 2020 at 6:30pm
Zoom Meeting ID: 825 8616 1580
APPROVED

CALL TO ORDER

Meeting was called to order at 6:31PM.

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

18701 San Rufino

The Board reviewed the submitted Application for Improvement for the painting of the home in the color DEW380 Pure White. Motion to approve was made by Director Liebeck. Motion was 2nd by Director Lawrence. All in favor, motion carried.

5392 Amalfi Drive

The Board reviewed the submitted revised plans and Application for Remodel. A check has been submitted for the additional 1261 square feet to the home in accordance with the architectural guidelines. Motion to approve was made by Director Liebeck. Motion was 2nd by Director Lawrence. Director Saxton abstained as she is the neighboring homeowner. Majority in favor, motion carried.

18711 Portofino Drive

The Homeowner has added additional hardscape items to her backyard landscape that were not part of the original approved plans. The Board requested that the homeowner submit amended plans for review before the next Board meeting on July 14, 2020. A letter will be sent to the homeowner.

18821 San Rufino

Homeowner was present regarding continued view obstructions related to the trees at 18811 Portofino Drive. The homeowner has not responded to letters from the Board regarding the trimming of his trees. A final letter will be sent to the homeowner.

18701 San Rufino

The Board reviewed the letter sent to the downhill neighbor on Via Palatino regarding his overgrown trees and bushes that are blocking his city view and received no response. The manager has also sent an email to the neighbor and has not received a response. The Board agreed they would arrange a visit to the home to view the concern and will address after that time.

18852 Via Palatino

The Board reviewed the noise complaint regarding the neighboring homeowner. Homeowner will be advised to contact the City of Irvine regarding this concern.

MINUTES

Minutes from the May 12, 2020 meeting were reviewed. Motion to approve as was made by Director Liebeck, 2nd by Director Skiver. All in favor, Motion carried.

TREASURER'S REPORT/FINANCIALS

The Treasurer report was submitted for May 2020.

LANDSCAPE

The Board reviewed the June 4, 2020 landscape report. No further action needed.

ACCOUNTS RECIEVABLE

Three accounts have received a notice of pre-lien. All other accounts are current.

BUSINESS

The Board reviewed the proposals for annual reserve study services as required by the civil code. Motion to approve the bid submitted by Reserve Data Analysis (RDA) for a three year contract at a cost of \$350.00 per year was made by Director Skiver. Motion was 2nd by Director Liebeck. All in favor, motion carried.

The Board reviewed the submitted Annual Election Rules in accordance with SB323. A motion to approve the draft rules as submitted was made by Director Weyhrauch. Motion was 2nd by Director Liebeck. Director Lawrence abstained. Majority in favor, motion carried. The draft rules will be mailed to homeowners for a 30 day review as required by civil code. They will be formally adopted at the July 14, 2020 meeting.

The Board reviewed the proposals for annual election service for the November 2020 election in accordance with SB323. Motion to approve the bid submitted by HOA Election Professionals at an estimated cost of \$1,239.00 for the 2020 election was made by Director Weyhrauch. Motion was 2nd by Director Liebeck. All in favor, motion carried.

The following items will be considered at the July 14, 2020 meeting:

- 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 7:43 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

July 14, 2020

Approved Date