

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
MINUTES OF THE MEETING HELD  
May 12, 2020 at 6:30pm  
**Zoom Meeting ID: 825 8616 1580**  
**Approved**

CALL TO ORDER

Meeting was called to order at 6:30PM.

Meeting was held via Zoom teleconference due to Covid 19 restrictions.

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

5392 Amalfi Drive

The Homeowner has submitted revised plans to the architect for review and the plans have not been forwarded to the manager. Motion to approve was made by Director Skiver to note plans as incomplete at this time. Motion was 2<sup>nd</sup> by Director Lawrence. Director Saxton abstained. Majority in favor, motion carried. Once the plans are received from the owner they will be given to Director Liebeck for review.

18732 Via Verona

The Board reviewed and approved the response from the homeowner to Smith Architect regarding the revised BBQ plans submitted by homeowner. Motion to approve the plans was made by Director Lawrence. Motion was 2<sup>nd</sup> by Director Weyhrauch. All in favor, motion carried.

18701 San Rufino

The Board reviewed the Application for Home Improvement that was approved by email vote on 4/20/20 due to an emergency roof repair. The approved product was Grand Sequoia RS Shingle in the color Forest Brown.

5396 Amalfi Drive

The Board reviewed the Application for Home Improvement for painting of the home in the existing colors, termite wood repair and replacement of windows due to seal damage. Motion to approve the application as submitted was made by Director Weyhrauch. Motion was 2<sup>nd</sup> by Director Skiver. Director Saxton abstained. Majority in favor, motion carried.

The Board reviewed letters of continuing view concerns from 18801 San Rufino and 18821 San Rufino. The Board agreed the members of the Board would meet with the homeowners and view the tree concerns from their lots to properly address the concerns.

MINUTES

Minutes from the February 11, 2020 meeting were reviewed. Motion to approve as was made by Director Liebeck, 2<sup>nd</sup> by Director Lawrence. Director Weyhrauch abstained due to absence. Majority in favor, Motion carried.

There were no meetings held in March or April due to the pandemic.

## TREASURER'S REPORT/FINANCIALS

The Treasurer report was submitted for February-April 2020.

## LANDSCAPE

The Board reviewed the May 2, 2020 landscape report. A letter has been sent to the management (Keystone Pacific) for Turtle Rock Terrace regarding the weeds and lack of care of the Amalfi slope. The manager is waiting for a response. 18692 Via Torino was chosen as Home of the Month.

## ACCOUNTS RECIEVABLE

Four accounts were given a notice of pre-lien in May. Further action will be considered in June.

## 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 2<sup>nd</sup> by Director Liebeck. All in favor, motion carried.

The following items will be considered at the June 9, 2020 meeting:

- Updated Election Rules in compliance with SB323
- Proposals Elections Service
- Updated Landscape View policy
- Monetary Penalties Policy for Non-Compliance with Architectural Rules
- Consideration of Proposal to amend Governing documents

## ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 7:56 PM to enter Executive session to 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

June 9, 2020

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Approved Date