

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
OF THE REGULAR MEETING HELD
July 11, 2017

CALL TO ORDER

Meeting was called to order at 6:30pm.

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

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

Management present: Russell Bond and Bonnie Atkinson, Huntington West Properties, Inc.

HOMEOWNERS FORUM

There were no homeowners in attendance

ARCHITECTURAL MATTERS

The Board discussed the construction fence at 18781 San Rufino Drive that has been in place for 21/2 years. The Board agreed that Director Weyhrauch should draft a letter to the owner regarding this matter.

MINUTES

The Board reviewed the minutes from the May 9, 2017 meeting. Motion to approve as submitted was made by Director Skiver, 2nd by Director Saxton. Director Lawrence abstained as she was not present for the meeting. All in favor, motion carried.

The Board reviewed the minutes from the June 13, 2017 meeting. Motion to approve as submitted was made by Director Saxton, 2nd by Director Lawrence. Director Skiver abstained as she was not present for the meeting. All in favor, motion carried.

FINANCIALS

Board Treasurer, Director Saxton, submitted the Treasurer's report for month ending 5/31/17. Current cash assets of the community are \$182,571.13. Motion was made by Director Skiver, 2nd by Director Lawrence to approve the report as submitted pending final review by CPA at year end. All in favor, Motion carried.

BUSINESS

Manager, Bonnie Atkinson, introduced Russell Bond as the transitioning manager to the account. Ms. Atkinson will work with Mr. Bond on the account and will continue to attend Board meetings until the September meeting.

LANDSCAPE

The Board reviewed the July landscape walk report. The manager recommended the home at 18752 Via Siena for the home of the month. Motion to approve was made by Director Lawrence, 2nd by Director Saxton. All in favor, Motion carried.

MONETARY PENALTIES POLICY

The Board reviewed proposed updates to the Monetary Penalties Policy. Motion was made by Director Skiver, 2nd by Director Saxton to approve the proposed update. All in favor, motion carried. A Notice of the proposed updated policy will be mailed to the homeowners pursuant to California statutes.

ACCOUNT RECEIVABLE REVIEW

The Board reviewed the current accounting report for delinquencies.

ADJOURNMENT

There being no further business, a motion was made by Director Skiver, 2nd by Director Lawrence to adjourn the meeting at 7:30pm.

Minutes submitted by Bonnie Atkinson, Manager

Approved: 8/8/2017