

TURTLE ROCK HILLS COMMUNITY ASSOCIATION  
OF THE REGULAR MEETING HELD  
May 9, 2017

CALL TO ORDER

Meeting was called to order at 6:32pm.

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

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

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

HOMEOWNERS FORUM

Owners present were present for architectural matters

ARCHITECTURAL MATTERS

18851 Via Messina

The Board reviewed the request for solar installation on the roof of the home. Motion to approve with conditions was made by Director Saxton, 2nd by Director Skiver. All in favor, motion carried. Installation of solar approved with the following conditions:

- Homeowner understands that should the panels cause a glaring nuisance to the neighboring homes the homeowner will be responsible for making adjustments on panels to correct the problem.
- Asphalt sub roof will be completely covered by the installed panels.
- In the event the solar panels are removed, it is the homeowner's responsibility to replace the asphalt sub-roof with Association approved roofing

5372 Amalfi

Homeowner submitted a request to install a 5-6 foot high white vinyl fence on the property. Sample of the fence product was reviewed by the Board. Fence will be installed within the property lines and is not a shared fence. Motion to approve as submitted was made by Director Saxton, 2nd by Director Skiver. All in favor, motion carried.

18751 Via San Marcos

Homeowner submitted a color change for the exterior siding and driveway from the approved Taupe to Silver Grey. A sample of the stone was presented. Motion to approve as submitted was made by Director Skiver, 2nd by Director Saxton. All in favor, motion carried.

18872 Via Palatino

The Board reviewed the certified letter that was sent to the homeowner regarding the height of the retaining wall that could not be more than the approved 6 foot above the ground. Director Weyrauych reported that the City Of Irvine is currently in plan review on this matter.

MINUTES

The Board reviewed the minutes from the April 4, 2017 meeting. Motion to approve as submitted was made by Director Skiver, 2nd by Director Saxton. All in favor, motion carried.

## FINANCIALS

Board Treasurer, Director Saxton, submitted the Treasurer's report for month ending 3/31/17. Motion was made by Director Skiver, 2<sup>nd</sup> by Director Weyhrauch to approve the report as submitted pending final review by CPA at year end. All in favor, Motion carried.

## BUSINESS

The Board reviewed the resignation submitted by Board President, Jeffrey Mayer, effective immediately. Jane Weyhrauch will assume the position of President until the next election.

Consideration of securing the services of a professional architect service was tabled till the June 13th meeting.

## LANDSCAPE

The Board reviewed the May landscape walk report. Director Skiver noted that additional plants were needed at the entrance monument on lower Amalfi and she would speak directly Kevin from Seacrest Landscape to correct the planting. Home of the month is 18731 Portofino Drive.

## ACCOUNT RECEIVABLE REVIEW

A number of accounts have been brought current and there is no further action at this time.

## NEW BUSINESS- JUNE MEETING

Review of Monetary Policy

## ADJOURNMENT

There being no further business, a motion was made by Director Skiver, 2<sup>nd</sup> by Director Saxton to adjourn the meeting at 7:44pm.

Minutes submitted by Bonnie Atkinson, Manager

Approved: June 13, 2017