

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
OF THE REGULAR MEETING HELD
August 8, 2017
APPROVED 9/12/2017

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

Homeowner present regarding architectural matter.

ARCHITECTURAL MATTERS

18721 San Rufino Drive

The Board reviewed an application for the repair and painting of the concrete driveway and walkway. A motion was made by Director Lawrence to approve the application as submitted, 2nd by Director Skiver. All in favor, motion carried.

18851 Portofino Drive

The Board reviewed an application for the installation of two (2) solar attic fans. A motion was made by Director Skiver to approve the application as submitted, 2nd by Director Lawrence. All in favor, motion carried.

18845 Via Palatino

The Board reviewed an application to modify previously approved plans. The application submitted a request to install the fence and gate at the left side of home and not to install the fence and gate at the front of the property at this time. A motion was made by Director Skiver to approve the application request and to inform the homeowner that a separate application must be submitted when they decide to move forward with the front fence and gate. The motion was 2nd by Director Saxton. All in favor, motion carried.

18861 Via Palatino

The Board reviewed an application for the painting of the exterior of the home. A motion was made by Director Lawrence to approve the application as submitted, 2nd by Director Skiver. All in favor, motion carried.

5402 Amalfi Drive

The Board reviewed an application for the painting of the exterior of the home. A motion was made by Director Skiver to approve the application as submitted, 2nd by Director Lawrence. All in favor, motion carried.

5402 Amalfi Drive

The Board reviewed an application for the replacement of the windows with double-pane glass windows. A motion was made by Director Saxton to approve the application as submitted, 2nd by Director Skiver. All in favor, motion carried.

MINUTES

The Board reviewed the minutes from the July 11, 2017 meeting. A motion to approve the minutes with corrections 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 July 31, 2017. A motion was made by Director Skiver, 2nd by Director Lawrence to approve the report as submitted pending final review by CPA at fiscal year-end. All in favor, Motion carried.

BUSINESS

The Board reviewed an amendment to the Management Agreement regarding collection of assessments and fees. A motion was made by Director Lawrence to approve the amendment as presented, 2nd by Director Skiver. All in favor, motion carried.

The Board reviewed the revised Architectural log.

LANDSCAPE

The Board reviewed the August landscape walk report. Management recommended the residence at 18851 San Rufino Drive for the home of the month. A motion to approve the home of the month was made by Director Skiver, 2nd by Director Saxton. All in favor, motion carried.

The Board discussed issues regarding the trees belonging to the City of Irvine. Director Weyhrauch will contact the City regarding removal of a dead tree in front of Turtle Rock Elementary School along Amalfi Drive, and ask the City to trim the city trees throughout the community.

MONETARY PENALTIES POLICY

The Board reviewed the final draft of the revised Monetary Penalties Policy. A motion was made by Director Lawrence, 2nd by Director Saxton to approve mailing notice of the proposed revised policy to the homeowners. All in favor, motion carried.

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 7:47pm. All in favor, motion carried.

Secretary's Certificate

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Russell J. Bond

Name, Secretary or Acting Secretary

9/14/2017

Date