

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
APPROVED MINUTES OF THE MEETING HELD
October 13, 2020
Zoom Meeting Id 839 1582 0242

CALL TO ORDER

Meeting was called to order at 6:32PM.

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 amended Application for Home Improvement submitted for painting of the home. House body will be Dunn Edwards Paint Warm White DEW380 and the house trim will be Dunn Edwards Northern Territory DEA 158. A motion to approve as presented was made by Director Weyhrauch. Motion was 2nd by Director Liebeck. All in favor, motion carried.

18731 Portofino Drive

The Board reviewed the Application for Home Improvement submitted for backyard landscape plans. The plans for hardscape and landscape planting were accepted except for the planting of a Japanese Black Pine due to maturity height. A motion to approve based on the stipulations noted was made by Director Lawrence. Motion was 2nd by Director Weyhrauch. All in favor, motion carried.

18792 Via Palatino

The Board reviewed the Application for Home Improvement submitted for garage door replacement. Door will be replaced with Dooorvisions model 5330 and painted white. A motion to approve as presented was made by Director Liebeck. Motion was 2nd by Director Skiver. All in favor, motion carried.

MINUTES

Minutes from the September 8, 2020 meeting were reviewed. Motion to approve was made by Director Lawrence, 2nd by Director Weyhrauch. All in favor, Motion carried.

TREASURER'S REPORT/FINANCIALS

The Board accepted the financial report submitted by Board Treasurer, Director Saxton.

LANDSCAPE

The Board reviewed the October 8, 2020 landscape report. No further action needed.

ACCOUNTS RECIEVABLE

Three accounts currently have liens for non-payment of assessments. No further action at this time.

BUSINESS

The Board reviewed the updated Monetary Penalties Policy for Non-Compliance with Architectural Rules That was mailed to the membership. Motion to approve as amended was made by Director Weyhrauch; Motion was 2nd by Director Liebeck. All in Favor, motion carried. The approved policy will be mailed to homeowners.

The Board reviewed the renewal options for the Fiore, Racobs and Powers contract. A motion was made by Director Liebeck to approve the mini-retainer renewal. Motion was 2nd by Director Lawrence. All in Favor, motion carried. The approved policy will be mailed to homeowners.

The Board reviewed the membership List Policy based on Civil Code 5220 that allows an owner to opt-out of sharing his/her information. Motion to approve was made by Director Weyhrauch; Motion was 2nd by Director Liebeck. All in Favor, motion carried. The policy, which does not require homeowner review, will be mailed to the membership with the Monetary Policy.

Turtle Rock Hills website changes were tabled till the November 10, 2020 meeting. Director Saxton is working with the website firm to establish a password protected option.

The Board reviewed the bids for decorating of the monument signs for the holiday. Bids were tabled till the November meeting. Director Skiver will oversee this project. The budget for the decorating should exceed \$1,400.00 for all 4 monument areas. It was noted that there is not electricity going to the monument signs to support lighting.

The Board reviewed the completed reserve study that was completed by RDA. Changes were noted and it will be on the agenda for the November meeting along with the budget for the 2021 fiscal year.

The Board reviewed the bid for the completion of the 2020 audit and taxes by CPA Owens, Moskowitz and Associates. Motion to approve was made by Director Laurence; Motion was 2nd by Director Weyhrauch. All in Favor, motion carried.

BUSINESS FOR NOVEMBER MEETING

Annual Meeting November 10, 2020 at 6:30, followed by the Board meeting.

Monument sign decorating for the holidays

2021 budget and reserve study review

ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 8:20 PM to enter Executive session to discuss legal matters. Motion was 2nd by Director Lawrence. All in favor, motion carried.

Minutes submitted by Bonnie Atkinson, Manager

Bonnie Atkinson

Name, Acting Secretary

November 10, 2020

Approved Date