

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE REGULAR MEETING HELD
September 13, 2016

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: Jackie Moody, Diane Lawrence and Madonna Saxton.

HOMEOWNERS FORUM

18771 Via Verona –Repaint of exterior of in the same colors as existing. Benjamin Moore color Stonington Gray and trim in Chantilly Lace per submitted application. Motion to approve was made by Diane Lawrence, 2nd by Madonna Saxton. All in favor, motion carried.

18872 Via Palatino – Addition to existing one-story residence to add 1069sq. ft. of additional living space on the main level as specified in the architectural plans submitted by Saeed Design Studio. The approval excludes the retaining wall parallel to Turtle Rock Drive. The proposed plans for this wall will be submitted on a separate application showing the exact location of the wall in proximity to the house and to the street. A deposit of \$1603.50 was received. Motion to approve the plans as submitted excluding the retaining wall was made by Diane Lawrence, 2nd by Madonna Saxton. All in favor, motion carried.

18802 Via San Marcos – Backyard improvements

Extension of the concrete hardscape of the rear patio per the plans submitted. This is a modification to the original plans approved June 14, 2016. Motion to approve was made by Diane Lawrence, 2nd by Madonna Saxton. All in favor, motion carried.

18762 Via Verona –Entry door replacement and painting

Application denied pending further review by the Board due to chosen color. A letter will be sent to the homeowner.

18751 Via San Marcos –Home remodel and addition

The addition to existing one-story residence to add 250 sq. ft. additional living space, as specified in the architectural plans prepared by Construction Services. A deposit of \$500.00 was received with application. Motion to approve was made by Diane Lawrence, 2nd by Madonna Saxton. All in favor, motion carried.

18772 Via Verona- Drought tolerant planting per submitted plans.

Motion to approve was made by Jackie Moody, 2nd by Madonna Saxton. All in favor, motion carried.

18851 Via Messina- Freestanding Gazebo in back yard.

The addition of a free standing pergola on the rear of the home per the specification and design submitted. The previous approval for this project (11/11/15) expired since owner did not begin the

project within 90 day. Motion to approve was made by Diane Lawrence, 2nd Jackie Moody. All in favor, motion carried.

18721 San Rufino Drive- The owner of this lot expressed concerns regarding noticeable ground movement in his back yard. The homeowner was advised to contact the City of Irvine and request that a soil engineer inspect the back landscape for erosion issues.

18751 San Rufino- Homeowner was present to discuss concerns regarding the construction that has been going on for over a year at 18781 San Rufino and delayed construction concerns. The Board will review the original application and contact the homeowner if needed.

MINUTES

The Board reviewed the July 12, 2016 minutes. Motion made to approve was made by Madonna Saxton, 2nd by Jackie Moody pending final review by CPA at year end. All in favor, Motion carried.

There was no meeting in the month of August for the community.

FINANCIALS

Board Treasurer, Madonna Saxton, submitted the Treasurer's report for June and July 2016. Motion was made by Diane Lawrence, 2nd by Jackie Moody to approve the report as submitted pending final review by CPA at year end. All in favor, Motion carried

BUSINESS

The Board reviewed and tabled the bid from Elite Lighting for solar lighting at the Amalfi monument signs.

The Board reviewed the information regarding the Concordia University expansion that may impact traffic in the community. The Board agreed for Director Lawrence to draft a short letter to be submitted to Melissa Chao at the City of Irvine by the deadline of 9/14/16. Upon approval by the Board, the letter will be sent via email from the association manager.

The Board reviewed the insurance renewal proposal submitted by Prendiville Insurance, the insurance agent for the community. Coverage is from 10/1/16-10/1/17. Insurance includes the Master policy, Directors and Officers, Fidelity, Umbrella policy and Workman's compensation. Motion was made by Diane Lawrence, 2nd by Jackie Moody to approve the renewal at a cost of \$4239.00. All in favor, Motion carried.

The Board reviewed the information submitted by the manager in regards to the adoption of artificial grass policy for the community. This was tabled until the Board can further review.

The Board reviewed the proposed budget for the fiscal year end 12/31/2017 by the manager. This will be reviewed by the Board and placed on the agenda for the October meeting for final approval. .

The Board reviewed the bid for CPA service for fiscal year end 12/31/16. Motion to approve the bid submitted by Robert Owens CPA in the amount of \$1150.00 for annual tax and review was made by Diane Lawrence, 2nd by Madonna Saxton. All in favor, Motion carried.

LANDSCAPE

The Board reviewed the landscape report for September.

The Board reviewed the bid submitted by Seacrest Landscape for over seeding of common area grass areas in community at a cost of \$960.00. Motion to approve was made by Jackie Moody, 2nd by Diane Lawrence. All in favor, motion carried.

The Turtle Rock Hills Board of Directors chose 18772 Via Verona as the home of the month for September due to the drought tolerant landscape improvements.

ACCOUNT REVIEW

The manager will proceed with delinquent accounts per the approved collection policy of the community.

There being no further business, Motion was made by Jackie Moody, 2nd by Diane Lawrence to adjourn the meeting at 8:35 to enter into executive session to discuss easement rights.

Minutes submitted by Bonnie Atkinson, Manager
Approved: October 11, 2016