

TURTLE ROCK HILLS COMMUNITY ASSOCIATION
MINUTES OF THE MEETING HELD
September 8, 2020 at 6:30pm
Zoom Meeting Id 853 6311 7574
Approved October 13, 2020

CALL TO ORDER

Meeting was called to order at 6:37PM.

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

18821 San Rufino

The Board reviewed the Application for Home Improvement submitted for window replacement with white dual pane windows. Windows facing back slope will be enlarged. A motion to approve as presented was made by Director Weyhrauch. Motion was 2nd by Director Lawrence. All in favor, motion carried.

The Board reviewed the email, picture and letter from 18732 Via Palatino, requesting assistance from the Board in having 18731 Via Palatino trim their trees that are blocking his view. Specifically two Cypress Trees and one Magnolia Tree. A motion to send a letter to the homeowner was made by Director Weyhrauch. Motion was 2nd by Director Lawrence. All in favor, motion carried.

Three owners were present to discuss their concerns regarding the proposed Monetary Penalties Policy for Non-Compliance with Architectural Rules that was mailed to homeowners on July 16, 2020. The Board further reviewed emails submitted regarding this.

MINUTES

Minutes from the August 11, 2020 meeting were reviewed. Motion to approve was made by Director Saxton, 2nd by Director Weyhrauch. All in favor, Motion carried.

TREASURER'S REPORT/FINANCIALS

Financials were not available at time of the board packet mailing. August and September financials will be reviewed for the October 13, 2020 meeting.

LANDSCAPE

The Board reviewed the September 3, 2020 landscape report. No further action needed.

The Board reviewed the letter from Seacrest Landscape noting a 5% increase for 2021. Motion to approve was made by Director Saxton, 2nd by Director Weyhrauch. All in favor, Motion carried.

ACCOUNTS RECIEVABLE

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

BUSINESS

The Monetary Penalties Policy for Non-Compliance with Architectural Rules will be updated based on input from members. The final policy will be emailed to the Board for final review before mailing to the members for review. This will be on the agenda for the October 13, 2020 meeting.

The Board reviewed information submitted by the Turtle Rock Hills website firm regarding the consideration of a password protected website for homeowners. Director Saxton agreed to work with the firm to establish an easier format for developing this option. This is tabled till the October 13, 2020 meeting.

The Board reviewed bids for renewal of insurance for the 2020-2021 term. The Board unanimously approved the bid presented by current broker LaBarre Oksnee, which includes the master policy, Directors and Officers, Fidelity, Umbrella policy and Workman’s Compensation.

BUSINESS FOR OCTOBER MEETING

- Monument sign decorating for the holidays
- 2021 budget and reserve study review
- Monetary Policy

ADJOURNMENT

There being no further business, a motion was made by Director Weyhrauch to adjourn the meeting at 8:23 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

October 13,2020

Approved Date