

**TURTLE ROCK VISTA COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 6, 2007  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular meeting of the Board of Directors of the Turtle Rock Vista Community Association was held on August 6, 2007, at the offices of Action Property Management, Irvine, California.

**PRESENT** Eldon Ferguson, President  
Mel Posin, Vice President  
Bert Sherron, Director  
Mary Reiser, Treasurer  
Dennis McCollough, Secretary

Stephen Stanton, Action Property Management, Inc.  
Eleven (11) homeowners

**CALL TO ORDER** The meeting was called to order by Board President, Eldon Ferguson at 7:10 P.M.

**HOMEOWNER FORUM**

There were comments from the owner of 41 Rocky Knoll regarding O'Connell Landscape cutting the shrubs too far back. The owner feels they have no privacy from the back meadow or street. The owner requested that residents have input on the standard of trimming for the exterior of their units and request a hedge be installed along Concordia Way. The Board responded that they will contact O'Connell regarding the severe trimming of the plant material.

There were comments made by homeowners that the trees in front of the utility doors need trimming. Many are too high and too full. The Board stated that the standard by which they've asked O'Connell to maintain those trees are to keep it below the eave line and within the planter box.

The owner of 19 Rustling Wind requested that a new hedge be installed along the front planter due to the recent plumbing installation.

**CONSENT CALENDAR**

Upon a motion made, seconded and unanimously carried the Board approved the Consent Calendar for August 6, 2007; a copy of the calendar is attached to and will become a part of these minutes.

**COMMITTEE REPORTS**

**Operations Committee**

Mr. Lamar Bailey made the report for the Operations Committee. He requested that a cease and desist letter be sent to 28 Valley View regarding the window installation over the front door. There has been no architectural application submitted for this improvement and the Association should require an engineering approval for the structure as well as a City approval.

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A bid meeting is planned for vendors who will supply proposals for the scope of work developed by Dale Hinkle for the Rustling Wind residents at 19-25 Rustling Wind. The Committee reports that they are still working with the City on using the Rockview Street for the construction staging area for the next phases of the renovation project. The Committee also reported that the landscaping proposals and work to repair damages done by the construction crew will have to be placed on hold. It is virtually impossible to do the amount of work that is being done on the units without harming the landscape. The Committee reported that patio covers, garage doors, and front doors should be painted with the current selected color for the trim and homeowners should be advised of this.

**Architectural Committee**

The Architectural Committee report by Lamar Bailey indicated that awnings 1 were approved for an address on Rocky Knoll, and on Misty Meadow awnings and a sun shade were approved. The application for a room addition for the address on Rocky Knoll was within the footprint of the unit and is approved.

**Vista Visions Committee**

Janis Kerr reported that an article on the awnings and sun shades will be published in the upcoming newsletter and that the next project the committee will be working on is the wrought iron gate entries.

**UNFINISHED  
BUSINESS**

**Landscape Notice**

The Board reviewed the draft notice to homeowners presented by Management regarding the need to remove and trim back landscape material from the interior courtyards that encroaches upon the units. The Board requested that that notice be sent out to the membership with a notation on it that as a general rule, no plants should touch any wood or stucco areas of the building.

**15-17 Valley View**

The Board reviewed a report from Mr. Hinkle's office for 15 and 17 Valley View. The conclusions from the report are that the units do not appear to be in any structural danger and the amount of movement is not enough to cause structural damage. Owners of those units can be sent a copy of Mr. Hinkle's report.

**NEW BUSINESS**

**O'Connell Landscape Proposals**

Upon a motion made, seconded and unanimously carried, the Board approved a proposal from O'Connell for \$273.00 for replacement of shrubs damaged by rodents and pests at 9 Rocky Knoll.

**Reserve Study Proposals**

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Upon a motion made, seconded and unanimously carried, the Board accepted the proposal from ARS for \$975.00 for an onsite inspection; photos were not approved as an option.

**Homeowner Information Forum**

The Board reviewed the request from Action Property Management to review this form and make any updates for the Association's policy on ARC applications, pool reservations, Open House policies, and Garage Sales. The Board indicated that garage sales are not allowed and the Board recommended that Management ask Mr. Sandy Bennett of the Architectural Committee about pool rules. They believe there are reservation requirements for people asking to have parties at the pool.

**Volunteer for Landscape Committee**

The Board accepted Mr. William Mitchell of Rocky Knoll to serve on the Landscape Committee. Other committee members are Diane Pardue, Carol Mueller, Sally Bennett, and Gloria Ullmen and Ms. Bailey.

**Pre-Lien**

The Board reviewed the account history for 22 Rustling Wind and there was no motion at this time to lien the property. The Board will meet in Executive Session and review this account with the owner.

**Decision to Borrow Funds**

Upon a motion made, seconded and unanimously carried, the Board adopted a resolution to borrow funds from a banking institution for the purpose of a bridge loan to assist in completing the project for wood renovation throughout the Association. Expected amount of the loan is \$700,000 - \$1,000,000 to be paid back via homeowner assessments.

**MISCELLANEOUS  
ITEMS**

**Professional Services**

Upon a motion made, seconded and unanimously carried, the Board approved to pay the invoice out of Reserves for \$220,000 submitted by Professional Services.

**Association CD's**

Upon a motion made, seconded and unanimously carried, the Board agreed to have Management contact Smith Barney and liquidate all the CD's and put the proceeds into the Money Market Fund.

**28 Valley View**

The Board directed Management to send a letter to 28 Valley View regarding installed tiles on the upper and the lower patio deck. Professional Services will be required to remove the tiles on the lower deck so they can inspect and repair

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the deck. The Association is not able to take the financial responsibility of the tile removal and the upper deck is the owner's responsibility. The letter should indicate that he has 10 days to remove the tile so Professional Services can begin their work.

**35 Valley View**

Upon a motion made, seconded and unanimously carried, the Board approved a proposal from Servpro of Tustin for mold mitigation at 35 Valley View.

**GM Roofing**

Upon a motion made, seconded and unanimously carried, the Board approved a proposal from GM Roofing for \$700.00 to repair selected roofs.

**3 Valley View**

The Board directed Management to ask Professional Services if the architectural firm, Amirfar, can inspect 3 Valley View to determine what needs to be done to correct a cracking floor on the lower level.

**Work Orders**

The Board directed Management to watch and close out work orders as invoices are paid.

**ADJOURN**

There being no further business to come before the Board the meeting was adjourned at 9:00 P.M. into an Executive Session.

**THESES MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS  
ON 9-4-2007**