

**TURTLE ROCK VISTA COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
APRIL 6, 2015**

The meeting was called to order at 7:00 p.m. and was held in the Las Lomas Community Park located at 10 Federation Way, Irvine, CA. Board Members present were Leslie Barnebey, Joyce Gwidt, Bob Harris and Jim Malina. Dave Anduri notified us that he would be unable to attend this meeting. A quorum was established. Susanne Castro represented Western Property Management Services, Inc.

HOMEOWNERS PRESENT:

See attached sign-in sheet

VENDORS PRESENT:

Steve Schinhofen – Harvest Landscape
Tim Carson – Harvest Landscape
Christina Carpenter – Harvest Landscape
Tom Ash
Cal Shores – Shores Insurance Agency

VENDOR FORUM:

The representatives from Harvest Landscape were present to show the Board and the homeowners a power point presentation regarding the turf reduction program. Mr. Schinhofen stated that this program is in accordance with the drought restrictions and the water districts rebate programs. There were questions from the homeowners in Area 1 asking how the lawn area behind their homes would be affected. It was agreed that the Landscape Committee and Harvest Landscape will meet with the homeowners on Wednesday morning to review the turf area that will be removed.

Mr. Shores was present to review with the Board of Directors their current insurance coverages. Mr. Shores presented a hand out to the Board that identified all of the policy coverages and amounts. Mr. Shores stated that the Association is adequately insured.

VENDOR FORUM CLOSED

HOMEOWNERS FORUM:

Ms. Kerr brought for the Board's review pictures of the Architectural Committee's past considerations for front gate improvements.

HOMEOWNERS FORUM CLOSED

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MINUTES – Motion by Bob to approve the Minutes of March 2, 2015 as submitted, second by Jim. Leslie and Joyce abstained, as they were not present at that meeting. Approved.

COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE – Sandy reported that he has received an architectural request from the homeowner at 10 Rocky Knoll to make the front entry more wheel chair accessible. The Architectural Committee will be contacting the homeowner to further review the work that is being proposed.

LANDSCAPE COMMITTEE – Motion by Bob to ratify the e-mail approval for the services of Tom Ash at a cost not to exceed \$3,300.00. Second by Jim. All approved.

TREASURER’S REPORT – Motion by Joyce, second by Leslie to approve the Treasurer’s Report. All approved.

OLD BUSINESS – ACTION ITEMS:

Review of the letter from American Exterminator. The Board is unhappy with their response but will not pursue this matter further. When the contact comes up for renewal, it will be put out for bid.

Review of the bid from Associated Soils Engineering re:garding 30 Rustling Wind. Motion by Bob to table this bid, second by Joyce. All approved. Management is requesting to have a General Contractor inspect the garage and submit a bid for repairs.

Motion by Jim, second by Joyce to approve the rule revisions. The rules will be sent out to the Membership for the 30-day commentary period.

NEW BUSINESS – ACTION ITEMS:

Motion by Bob, second by Jim to close the Sunwest Bank account and deposit the funds into the First Citizens bank account. All approved.

Motion by Joyce, second by Jim to approve the sewer repair bids from Mike Heyer Plumbing for 33 Valley View and 40 Valley View. All approved. Mike Heyer Plumbing will also be requested to inspect 16 Rustling Wind, as there may be a sewer back up problem occurring at this unit.

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Review of the letter from Mr. Lurya regarding the parking program and rules.

NEW BUSINESS – INFORMATIONAL ITEMS:

Review of the violation letters.

Review of the property inspection notes.

Review of the Repair Order Requests.

Motion by Bob to solicit a bid to re-stripe the parking spaces and stencil the stop signs and to accept the lowest bid not to exceed \$3,000.00. Second by Jim. All approved.

There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be held on Monday, May 4, 2015 at 7:00 p.m. and will be held at the Las Lomas Community Park located at 10 Federation Way, Irvine, 92603.

Respectfully submitted,

Attested by:

Susanne M. Castro, CMCA
Western Property Management Services, Inc.

Joyce Gwidt,
Secretary