

**TURTLE ROCK VISTA COMMUNITY ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
SEPTEMBER 8, 2014**

The meeting was called to order at 7:08 p.m. and was held in the Turtle Rock Community Center located at 1 Sunnyhill Dr. Irvine, CA. Board Members present were Dave Anduri, Leslie Barnebey, Joyce Gwidt, Bob Harris and Jim Malina. Joyce Gwidt notified us that she would be unable to attend the meeting. A quorum was established. Susanne Castro represented Western Property Management Services, Inc.

**HOMEOWNERS FORUM:**

See attached sign-in sheet

**MINUTES** – Motion by Bob to approve the Minutes of August 4, 2014 as submitted, second by Dave. All approved.

**HOMEOWNERS FORUM:**

Ms. Ogle was present to report a parking violation in the community. Ms. Ogle will send pictures to management so a violation letter can be sent to the homeowner.

Mr. Rahlfs asked if his assessment account could be checked, as he did not make payments to the prior management company during July and August.

Mr. Flood asked questions regarding the status of the SCE lights. Leslie reported that the person she is working with at SCE is out of the office right now and will be back on September 9, 2014. She will contact them after that date.

Mr. Rio reported that he is having a problem with getting his assessment payment credited for July. The payment was automatically paid to Action Property Management but it has not been credited to his account. Mr. Rio will send to management proof that the payment was made and we will research the account. Mr. Rio asked if the new patrol company is going to result in an increase the Association dues. The Board advised that this cost is being absorbed by the Association.

Mr. Garrison stated that he is unhappy with the current condition of the landscaping at the front of his home. The trees behind his home are also making a mess and he would like to have the trees removed or trimmed. Leslie stated that she and the Landscape Supervisor will meet with Mr. Garrison to review the issues.

Mr. Rahlfs reported that recently the pest control vendor was on-site to spray wasps at a home in his building and the vendor sprayed the entire building without anyone knowing he was coming. Management advised that the vendor was only instructed to spray the one unit and he most likely

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thought he was doing a good service by spraying the entire building while he was on-site. We have spoken with the vendor and requested that they refrain from this type of action in the future.

Mr. Flood suggested putting in the newsletter that all streets are fire lanes. Leslie advised that this information is in the newsletter.

**HOMEOWNERS FORUM CLOSED**

**COMMITTEE REPORTS:**

**ARCHITECTURAL COMMITTEE** – Bob reported that he has met with the Committee Members and one of the issues that they are discussing is termites.

**LANDSCAPE COMMITTEE** – Leslie reported that Mike Murray has left Harvest Landscape and we have a new Supervisor. Leslie has met with the new Supervisor and has discussed with him what projects we have outstanding.

**TREASURER’S REPORT** – Review of the Profit & Loss statements. Dave reported that we are within budget for landscape water. For the month, the Association is \$21,000.00 ahead. The reserves are improving. Motion by Jim to approve the Treasurer’s Report, second by Bob. All approved.

**OLD BUSINESS – ACTION ITEMS:**

The Motion to approve the rule revisions is tabled. This item will be placed on the next meeting agenda.

The Board has been presented with copies of the ASE reports regarding 17-25 Rustling Wind. No action is required at this time.

**OLD BUSINESS – INFORMATIONAL ITEMS:**

Review of the e-mail from the homeowner at 22 Rustling Wind regarding termite damage. The repair has been approved.

Motion by Dave, second by Jim to approve the requirement for reimbursement from 6 Rustling Wind for bee hive removal. All approved.

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Review of the termite inspection report regarding 44 Rocky Knoll. Mr. Speros feels that the Association should consider tenting the building. The Board advised that they have done a study to try and determine the best way to tent the termites. There is also concern about having a vendor on the roof. The Board agrees to approve the localized termite treatment repairs for this unit.

Motion by Jim to approve the Option 1A on the Advanced Reserve Solutions bid for the Reserve Study update, second by Dave. All approved.

Review of the letter from the homeowner at 5 Rocky Knoll requesting that three trees be removed from behind her property. Management will solicit a bid.

Motion by Dave to approve the bid from Harvest Landscape in the amount of \$10,396.82 pending the rebate information from IRWD. Second by Jim. All approved.

Motion by Dave to approve the bid from Harvest Landscape in the amount of \$31,257.00 to trim trees throughout the Association, second by Bob. All approved.

Motion by Dave to approve the bid from Harvest Landscape in the amount of \$6,994.85 to remove and replace various trees. Second by Bob. All approved.

Motion by Dave to approve the bid from Collins Company for the tennis court windscreen replacement in the amount of \$3,800.00, second by Bob. All approved.

Discussion regarding setting up a paving walk-thru. Management will schedule a walk-thru that will include Bob and Rad Dwyer.

**NEW BUSINESS – INFORMATIONAL ITEMS:**

Review of the letters in the packet.

Review of the rodent bait station information.

Review of the Repair Orders in the packet.

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There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting will be held on Monday, October 6, 2014 at 7:00 p.m. and will be held in the Turtle Rock Community Center located at 1 Sunnyhill Dr., Irvine, CA 92612.

Respectfully submitted,

Attested by:

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

Leslie Barnebey,  
President