

**TURTLE ROCK VISTA COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 6, 2009
MINUTES**

NOTICE With notice given and received, the Regular meeting of the Board of Directors of the Vista Community Association was held on July 6, 2009, at the Turtle Rock Community Park, 1 Sunnyhill, Irvine, CA.

PRESENT Eldon Ferguson, President
Mel Posin, Vice President
Dennis McCollough, Secretary
Bob Way, Treasurer
Bert Sherron, Member at Large

Liza Salinas, Action Property Management, Inc.
Lori Yarborough, Action Property Management, Inc.
Eleven (11) Homeowners

CALL TO ORDER The meeting was called to order at 7:00 P.M.

**EXECUTIVE
SESSION
DISCLOSURE** The Executive Session was held on June 1, 2009 to discuss member discipline and homeowner financial requests.

**HOMEOWNER
FORUM** There were no topics discussed during Open Forum.

**CONSENT
CALENDAR** Following discussion and review, a motion was made by Eldon Ferguson, seconded by Bert Sherron to approve the Consent Calendar which included Board meeting minutes of June 1, 2009, Executive Session meeting minutes of June 1, 2009, the Organizational meeting minutes of June 1, 2009 and the acceptance of the financial statement for the period ending June 20, 2009. Motion carried unanimously. Following discussion and review of the audit requested by Board President, Eldon Ferguson to be performed by Schonwit in order to reconcile the financials, a motion was made by Eldon Ferguson, seconded by Bert Sherron to approve Schonwit & Associates at a not to exceed \$500.00. Motion carried unanimously.

**COMMITTEE
REPORTS** Operations Committee
Rad Dwyer requested that the Professional Services contract be approved. He also discussed the five homes with the ceiling issue. A motion was made by Eldon Ferguson, seconded by Bert Sherron to approve the testing of one of the units as requested by Rad. Motion carried unanimously.

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Maintenance and Repairs

Lamar Bailey provided an update on the sewers of the Association and the update at 25 and 27 Valley View. There was another plumbing issue due to tree roots being in the pipes. Lamar Bailey suggested a time and materials agreement with C&R Drains to perform preventative maintenance on the main line drain. A motion was made by Bert Sherron, seconded by Mel Posin to approve Lamar Bailey and C&R Drains at a cost not to exceed \$3,000.00 to provide preventative maintenance at 25 and 27 Valley View. Motion carried unanimously. Lamar Bailey then provided an update on the street sweeping project. He had just returned from vacation; therefore, the Board directed Lamar to review the contracts.

Stadium Relocation Committee

Donald MacCrae provided the Board and homeowners an update to the stadium project. The stadium was approved a final EIR, Environmental Impact Report was presented and attorney Miles Chen Law Group was consulted and the only recourse they have now is to file a rit of mandate. They have thirty days from the approval which was in June to perform this rit of mandate in order to provide their opinions and stop the construction of the stadium and have them consider other options of locations.

Vista Visions Committee

There is nothing to report at this time.

Architectural Committee

Chair, Sandy Bennett provided an update that the committee has approved a side patio redo and one awning for the front porch.

Landscape Committee

Carol Mueller provided an update to the Board regarding the sprinkler change in the islands of Rocky Knoll and they discussed the Treeco issues. A motion was made by Eldon Ferguson, seconded by Bert Sherron to approve the two worst islands that have been designated by the Landscape Committee to be redone with the sprinklers as previously discussed. Motion carried unanimously. The Board directed the committee to come up with a plan of tree trimming for the next two years for the Board to review and approve.

Safety Committee

Sandy Bennett reviewed the safety rules at the pool and requested that homeowners and Board members get involved in enforcing the rules and provided an update on the pool repair proposal, stating that Baron Pool Plastering representatives provided information that the drain compliance has been pushed to 2011, therefore the Board declined the pool repair proposal and will revisit the issue when necessary in 2011.

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**TERMITE
MAINTENANCE
PROPOSALS**

Following discussion and review of the proposal submitted by Roadrunner, American Exterminator, and Newport Exterminating, a motion was made by Eldon Ferguson, seconded by Mel Posin to approve the proposal submitted by American Exterminator for the exterior and interior of the home at a cost not to exceed \$13,000.00. Motion carried unanimously.

**RULES AND
REGULATIONS
ADOPTION**

This item was tabled until the next meeting as the landscape committee was directed by the Board to incorporate the comments received by homeowners and make at least one change to state that the tree and plant material should not be touching the roof of the home.

**PROFESSIONAL
SERVICES
MONTHLY
MAINTENANCE
PROPOSAL**

Following discussion and review of the monthly maintenance proposal submitted by Professional Services that is proposing a monthly maintenance agreement for \$65.00 an hour plus materials at a 20% mark up, a motion was made by Dennis McCollough, seconded by Mel Posin to approve the monthly maintenance agreement as presented. Motion carried unanimously.

**LIEN
PROCESSING**

Following discussion and review, a motion was made by Bob Way, seconded by Eldon Ferguson to approve the lien processing of account #3374006100. Motion carried unanimously. Following discussion and review, a motion was made by Eldon Ferguson, seconded by Bob Way to approve the lien processing of account #3372021900. Motion carried unanimously.

**DRYWALL
REPAIR
PROPOSAL
11 RUSTLING
WIND**

This item was tabled until the next meeting. The Board directed Professional Services to provide a proposal for the repairs of the damaged drywall on the ceiling in the dining room area.

**LEGAL
ANALYSIS
OF THE AIR**

Following discussion and review, a motion was made by Mel Posin, seconded by Bert Sherron to approve the legal request in the amount of \$2,500.00 for the final AIR and filing of the rit mandate. Motion carried unanimously.

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NEXT MEETING The next Board of Directors meeting is scheduled for August 3, 2009.

**INFORMATION
ONLY**

Board member Bert Sherron submitted his formal written resignation of the Board.

ADJOURN There being no further business to come before the Board in Regular Session, the meeting was adjourned at 8:46 P.M.

ATTEST Respectfully submitted by Liza Salinas, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS ON AUGUST 3, 2009