

THE HIGHLANDS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
GENERAL SESSION – APRIL 23, 2015  
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**BOARD OF DIRECTORS PRESENT:** Hugh Chewning  
William Baker  
George Malouf  
Neil Matsui

**BOARD OF DIRECTOR ABSENT:** Don Geller

**MANAGEMENT REPRESENTATIVE:** Kim Dean, CCAM  
Keystone Pacific Property  
Management, Inc.

**EXECUTIVE SESSION SUMMARY – APRIL 23, 2015**

The March 26, 2015 Executive Session minutes were approved and the delinquency report was discussed.

**I. CALL TO ORDER**

The meeting was called to order by Board President, Hugh Chewning, at 6:38 P.M. at the Turtle Rock Community Center located at 1 Sunnyhill, Irvine, California.

**II. PROOF OF NOTICE OF MEETING**

Proof of notice was recorded by Management on behalf on the Board of Directors.

**III. HOMEOWNER FORUM**

The homeowner of 30 Bluff View was present to discuss an easement request.

**IV. CONSENT CALENDAR**

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion: Motion carried 4/0.

A. **Approval of the March 26, 2015 General Session Meeting Minutes – RESOLVED**, to ratify the action taken and approve the March 26, 2015 General Session Meeting Minutes.

B. **Acceptance of Financial Statement – RESOLVED**, to accept the March 31, 2015 financial statement as submitted by Management.

**V. OLD/NEW BUSINESS**

A. **Investment Decision** – A motion was made, seconded and carried to roll over the Opus CD maturing in the amount of \$51,615.52, plus any interest earned, on 5/14/15, for a term of 6 months. Motion carried 4/0.

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- B. **Landscape Extras Proposal** – No action taken.
- C. **View Impairment Analysis** – This item was tabled until the May meeting.
- D. **Turf Renovation** – This item was tabled until the May meeting.
- E. **Homeowner Request for Artificial Grass** – No action taken.
- F. **Architectural Review Committee Update** – The Architectural Review Committee provided an update to the Board of Directors.
- G. **Next Board Meeting Agenda** – The appointment and removal of Architectural Review Committee members will be on the May meeting agenda.
- H. **Next Board Meeting** – The next Board of Directors meeting will be held on Thursday, May 28, 2015 at 6:30 P.M. at the Turtle Rock Community Center located at 1 Sunnyhill, Irvine, CA 92603.

VI. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:35 P.M

ACCEPTED: \_\_\_\_\_



DATE: \_\_\_\_\_

5-28-15