

**TRINIDAD ISLAND HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

**REGULAR SESSION MINUTES
JANUARY 28, 2020**

***** MINUTES *****

NOTICE

Upon due notice, the Board of Directors for the Trinidad Island Homeowners Association held a Regular Session Meeting at 5:30 p.m. on September 19, 2019 at the Huntington Beach Library, 7111 Talbert, Huntington Beach, California.

I. CALL TO ORDER

The meeting was called to order by President Kevin Cloud at 5:35 P.M.

ATTENDANCE

Present: Kevin Cloud, President
Kevin Vest, Vice President
Igor Lichtmaher, Secretary
Ira Schey, Treasurer

Absent: Allen Korneff

Management: Keystone Pacific Property Management
Elizabeth Reed, CMCA, AMS District Manager

Others: 4 Homeowners

II. MOTION TO ADOPT AGENDA AS PUBLISHED OR TO AMEND

The Board was presented with the Regular Session Agenda as published to the membership. Upon motion duly made and seconded:

Resolved: To approve the agenda as presented. **4/0**

EXECUTIVE SESSION

The purpose of this Executive Session was to review member delinquency status, member compliance status, pending legal issues, compliance threshold and to review/approve Executive Session Minutes from the November 21, 2019 meeting.

III. COMMITTEE REPORTS

A). Architectural Committee Report- Mark Scott- Chairman

1. Architectural Log of Submittals: The Architectural Log was presented for the Board's review. Upon motion duly made and seconded:

Resolved: To accept the report to file with no action required. **4/0**

B. Dock & Facilities Committee Report – Ruth Ormsby- Chairperson

1. Dock Inspection - Upon motion duly made and seconded:

Resolved: To accept the report as presented with no action necessary. **4/0**

2. Gangway Replacement/Repair – This item was tabled until South Shore and Bellingham marine could revise their bids. The Board and committee will meet with each vendor to discuss their gangway scope and their bids for gangways. The Dock Committee would like to negotiate with Bellingham on their price.

C. Landscape Committee

1. Inspection Report - Upon motion duly made and seconded:

Resolved: To accept the report to file with no action required of the Board. **4/0**

2. Bemus Report/Committee Report January – Upon motion duly made and seconded:

Resolved: To accept the report to file with no action required of the Board. **4/0**

3. Bemus Landscape Coral Tree Replacement Proposal – Upon motion duly made and seconded:

Resolved: To approve the proposal from Bemus Landscape to install a New Zealand Christmas, 36-inch box tree, in the amount of \$1,884.29 to be expensed from Reserves, Landscape/Irrigation. **4/0**

4. New Committee Members – Upon motion duly made and seconded:

Resolved: To approve to add new members Lynette Jardin of 3471 Venture Dr. and Tom McMillan of 16331 Content Cir. to the Landscape Committee. **4/0**

D. Facilities Committee – Management Update/Report

1. Work Order Report – Upon motion duly made and seconded:

Resolved: To accept the report to file with no action required of the Board. **4/0**

E. Marina Walkway Committee

1. Committee Report – No report submitted this month. No Board action required.

F. City Liaison Committee

1. Tom Wood was present to give an update on city projects to include a patch to the asphalt on Aquarius.

Resolved: To accept the report to file with no action required of the Board. **4/0**

IV. CONSENT CALENDAR –

- A. **Minutes of the November 21, 2019 General Session Meeting** – Upon motion duly made and seconded:

Resolved: To approve the minutes from the November 21, 2019 meeting, as submitted. **4/0**

- B. **Financial Reports** – November 30, 2019 and December 31, 2019 - Upon motion duly made and seconded:

Resolved: To approve the November 30, 2019 and December 31, 2019 financials as submitted. **4/0**

- C. **Ratification of Association Funds Transfer** – Upon motion duly made and seconded:

Resolved: To ratify the actions and accept the Association Funds Transfer. **4/0**

- D. **Investment CD** – Upon motion duly made and seconded:

Resolved: To roll over the FI CD, New York Comty Bank, in the amount of \$50,000.00, maturing on 2/10/20 at the best rate. **4/0**

V. BUSINESS

- A. **Executive Committee Charter** – The Board reviewed the proposed Executive Finance Committee charter. Upon motion duly made and seconded:

Resolved: To approve the resolution to appoint the President and Treasurer as the Executive Finance Committee, in order to make mid-meeting financial decisions under \$2,500.00. **4/0**

- B. **Insurance Renewal Proposal** – Upon motion duly made and seconded:

Resolved: To have the Executive Finance committee approve the mid-meeting insurance renewal package from Armstrong/Robitaille/Riegle, in the premium amount of \$58,145.00. **4/0**

- C. **Reserve Study Proposals** – Upon motion duly made and seconded:

Resolved: To approve the proposal from Association Reserves to perform an On-site overview with photos, in the amount of \$1,880.00. **4/0**

- D. **Election Rules - SB323** – Upon motion duly made and seconded:

Resolved: To approve to send the current election rules, as submitted with all options, to membership for 28-day comment period, and to be adopted at the March 19, 2020 meeting. **4/0**

E. Pony Wall Repairs – Upon motion duly made and seconded:

Resolved: To approve the proposal from ProTec to make the required, additional repairs to the pony wall, in the amount of \$2,800.00. **4/0**

F. Contract Landscape Vendor Discussion – Upon motion duly made and seconded:

Resolved: To approve to go out to bid for landscape contract. The Board will refine the scope and send to Management. Vendors to request contract bid from are Harvest, Earthco, Andre and Villa Park. **4/0**

G. Median Discussion – No formal Board action taken.

H. Community Lighting Discussion – Kevin and Igor will review potential plans with the lighting vendor. Proposals to be sent to Management. No formal Board action taken.

I. Community Newsletter and E-blasts Ideas – Dock improvements, Utilizing only the appropriate key to open the dock gates, Dinghy Dock policies and review of dinghy docks for maintenance, Parking and Trash Can reminders and Board Meeting highlights will be included in the next newsletter. Management is to resend the draft to President Cloud.

J. Members' & Others Noteworthy Communications – This information was presented for the Board's review only, with no action necessary.

K. Annual Calendars and Rosters – This information was presented for the Board's review only, with no action necessary.

L. General Correspondence – This information was presented for the Board's review only, with no action necessary.

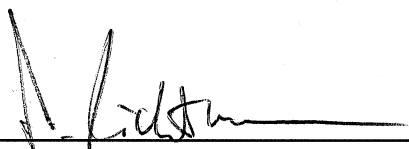
HOMEOWNER FORUM

Four (4) homeowners were present to discuss the landscape, lighting in the parks, progress with the city, gangway repair, Landscape Committee, and compliance issues.

ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 8:03 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday February 20, 2020 at the Huntington Beach Library.

ATTEST

Signature:  _____ Date: 2/20/2020