

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

**REGULAR SESSION MINUTES
FEBRUARY 20, 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 5:30 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
Teresa Duhoux, CMCA, AMS, PCAM Regional Manager

Others: 5 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 January 28, 2020 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 – The Committee is to update selected details on the gangway specifications with Southshore Marine. Upon motion duly made and seconded:

Resolved: To approve a proposal from Southshore Marine to replace 48 gangways, not to exceed \$220,000.00 to be expensed from Reserves, Fingers/Headwalk/Gangways line item. **4/0**

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 February – Upon motion duly made and seconded:

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

3. Bemus Spring Color Proposal – Upon motion duly made and seconded:

Resolved: To approve the proposal from Bemus Landscape to install spring color mix throughout Conrad Park and the Monument sign, in the amount of \$2,928.78. This item is to be expensed from Operating, Landscape Color line item. **4/0**

4. Landscape Committee – No Board action taken.

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 prepared an update on city projects to include a patch to the asphalt on Aquarius. Upon motion duly made and seconded:

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

IV. CONSENT CALENDAR –

- A. **Minutes of the January 28, 2020 General Session Meeting** – Upon motion duly made and seconded:

Resolved: To approve the minutes from the January 28, 2020 meeting, as submitted: **4/0**

- B. **Financial Reports** – January 31, 2020 - Upon motion duly made and seconded:

Resolved: To accept the January 31, 2020 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. **Contract Landscape Vendor Discussion** – The Board discussed the scope for the requested Landscape Contract bids. No formal bids had been received as of the meeting date. No Board action taken.

- B. **Sidewalk Trip Hazard Repair Proposals** – Upon motion duly made and seconded:

Resolved: To approve the proposal from Concrete Hazard Solutions to perform 14 grinds and crack fill within Conrad Park, in the amount of \$780.00, to be expensed from Reserves, Park/Concrete. **4/0**

- C. **Short Term Rental Discussion** – Upon motion duly made and seconded:

Resolved: To request Association attorney, David Hickey prepare a draft policy, inclusive of a fine policy, prohibiting short term rentals. **4/0**

- D. **Community Lighting Discussion** – Lighting issues pertaining to the Marina pole lights and the dock box lights were discussed. Costs for servicing the poles are high due to the need for a scissor lift. A request was made to have any changes in lighting first be checked for any light pollution into the surrounding residences. Richard Fisler had some recommendations for dock box lights. Upon motion duly made and seconded:

Resolved: To approve a Dock Lighting Committee to include chairperson Richard Fisler, Board Liaison Igor Lightmaher, and to request Tom Collins. **4/0**

- E. **Homeowner Request** – Emergency Preparedness – Homeowner Mary Taddeo requested a summer Emergency Preparedness event. It was suggested that she may be able to work with the Trinidad Ladies Club to form this event. No formal board action taken.
- F. **Community Newsletter and E-blasts Ideas** – Upcoming gangway replacement, Utilizing only the appropriate key to open the dock gates, Dinghy Dock policies and review of dinghy docks for maintenance, Annual Meeting reminders and Call for Candidates, Parking and Trash Can reminders and Board Meeting highlights will be included in the next newsletter. Management is to rewrite the newsletter and send to membership. No formal Board action taken.
- G. **Members' & Others Noteworthy Communications** – This information was presented for the Board's review only, with no action necessary.
- H. **Annual Calendars and Rosters** –This information was presented for the Board's review only, with no action necessary.
- I. **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, pony wall repairs, gangway repair, Landscape Committee, dock area lighting and compliance issues.

ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 7:27 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday March 19, 2020 at the Huntington Beach Library.

ATTEST

Signature:  Date: 4/21/20