

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

**REGULAR SESSION MINUTES  
APRIL 16, 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 April 16, 2020 via Zoom teleconference due to the OC Health Mandates surrounding the COVID-19 virus.

**I. CALL TO ORDER**

The meeting was called to order by President Kevin Cloud at 5:32 P.M.

**ATTENDANCE**

Present: Kevin Cloud, President  
Kevin Vest, Vice President  
Ira Schey, Treasurer  
Allen Korneff, Director

Absent: Igor Lichtmaher, Secretary

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

Others: 3 Homeowners

**II. MOTION TO ADOPT AGENDA AS PUBLISHED OR TO AMEND**

The Board was presented with the General 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 March 19, 2020 meeting.

**III. COMMITTEE REPORTS**

**A. Architectural Committee Report- Mark Scott- Chairman, Present**

Chairman Mark Scott was present to present updates on the ACC plan to streamline the process for minor repairs and painting same color to make the process easier and less expensive for those who are maintaining their homes.

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. Pile Guides Replacement – Fourteen Pile guides require replacement. The Board reviewed the proposals from South Shore Marine to replace the Pile Guides with the additional decking material. Upon motion duly made and seconded:

**Resolved:** To approve the proposal from South Shore Marine to replace fourteen (14) pile guides and the decking, in the amount not to exceed \$10,457.00, expensed to Reserves/Fingers/Headways/Gangways, on condition of review of the Starboard decking material. **4/0**

3. Corner Bumpers Proposal – The Board would like to order the corner bumpers while the similar material is in stock. It was discussed that updated dock maintenance rules should be shared with the dock Owners. Dock Owners should be able to apply to have their corner wheels allowed to remain as long as they are maintained. Upon motion duly made and seconded:

**Resolved:** To approve the proposal to order sixty-two (62) corner bumpers, in the amount of \$2,790.00 to be expensed from Reserves/Fingers/Headways/Gangways, to be installed subject to approval and distribution of the new dock policy. **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 – The Board would like the Landscape Committee to make the final contract recommendation between Earthco and Harvest after discussing details of the proposed contracts with those vendors. No formal Board action taken.

3. Doggie Station Post Replacement – This item is pended until all the doggie stations are reviewed. Management was directed to obtain other proposals.

## **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 Lighting Committee**

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

**F. Marina Walkway Committee**

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

**G. City Liaison Committee**

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

**IV. CONSENT CALENDAR –**

- A. Minutes of the March 19, 2020 General Session Meeting** – Upon motion duly made and seconded:

**Resolved:** To approve the minutes from the March 19, 2020 General Session meeting, as submitted: **4/0**

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

**Resolved:** To acknowledge the review of the March 31, 2020 Financial statement. **4/0**

**Resolved:** To accept the March 31, 2020 Financial Report, 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**

**V. BUSINESS**

- A. Bennett Plumbing Drain Extension Proposal** – The Board has decided to maintain the French Drain as is. No Board action taken.

- B. Trinidad Island Safety Discussion** – Having the Huntington Beach Police Community Liaison speak at a future Board meeting was discussed. This item has been pended to the July agenda. No Board action taken.

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

**Resolved:** To approve to have the draft Short-Term Rental policy, as prepared by Association counsel, sent to membership for a 28-day comment period. **4/0**

- D. 2020-2021 Proforma Budget Planning Meeting** – Management will reach out to Courtney Holm Banaag, Tom McMillen and Kevin Cloud to meet to prepare the 2020/2021 draft budget. Upon motion duly made and seconded:

**Resolved:** To approve to have the Budget Committee of Kevin Cloud, Courtney Holm Banaag and Tom McMillen prepare the draft budget prior to the next meeting. **4/0**

- E. Trinidad Island Keystone Transition** – The Board reviewed the changes made since the transition to the Caliber software with Keystone as well as the test standalone website. No Board action taken.
- F. Community Newsletter and E-blasts Ideas** – Upcoming gangway replacement, Annual Meeting reminders, Dock policies and maintenance, Parking and Trash Can reminders and Board Meeting highlights will be included in the next newsletter. 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

Three (3) homeowners were present to present the Landscape and Dock Committee reports.

### ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 7:58 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday May 21, 2020 at the Huntington Beach Library.

### ATTEST

Signature: \_\_\_\_\_  \_\_\_\_\_ Date: 5/28/2020 | 12:20 PM PDT