

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

**REGULAR SESSION MINUTES
MAY 21, 2020**

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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 May 21, 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 5:35 P.M.

ATTENDANCE

Present: Kevin Cloud, President
Kevin Vest, Vice President
Ira Schey, Treasurer
Igor Lichtmaher, Secretary (5:41 PM)

Absent: Allen Korneff, Director (due to technical difficulties)

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

Others: 6 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 April 16, 2020 meeting.

III. COMMITTEE REPORTS

A. Architectural Committee Report- Mark Scott- Chairperson

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, present

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

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

2. Dock Rules Update – Ruth Ormsby had made some updates the Dock Rules. No changes may be made to the docks without the proper authorization. When owners leave, they must either remove the dinghy dock or transfer ownership. Kevin Vest suggested reinforcing no overnighting on boats nor using dock as a place for congregation or lounging, and to recommend that boats do not park stern-first to minimize damage to the seawall. Kevin Cloud is to review the rules and make updates. This item has been pended to the June meeting.

C. Landscape Committee – Tom McMillen - Chairperson

1. Contract Vendor – The committee, which had been tasked with narrowing down the final contract vendors, Earthco and Harvest. The committee submitted their formal recommendation to hire Harvest Landscaping. Upon motion duly made and seconded:

Resolved: To ratify the approval of the Landscape Committee and award the contract to Harvest Landscape. **3/1** (Igor abstain)

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 – Richard Fisler – Chairperson, present

Committee Report – No report submitted this month. Committee has scheduled a meeting. No Board action required.

F. Marina Walkway Committee – Rick Wood, Chairperson, present

1. Committee Report – Rick Wood delivered a detail report. He has investigated an alternative to the polyurethane injections. He has requested a report from a structural engineer to review the large, new crack on the marina walkway near slip 160. Randy Mason of Anchor QEA in conjunction with Spectrum-Geophysics is submitting a proposal for Geophysical Pilot Test of the marina walkway at this location not to exceed \$21,000.00. This test should enlighten on the potential reason/s for the recent large crack in the sidewalk and therefore generate the next step toward repair. Upon motion duly made and seconded:

Resolved: To approve Rick Wood review and negotiate the proposal with Anchor QEA and Spectrum Geophysics to complete the pilot test, in the amount not to exceed \$21,000.00 to be expensed from Reserves, Marina Sidewalks line item 3136. **3/1** (Igor against)

G. City Liaison Committee

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

IV. CONSENT CALENDAR –

- A. Minutes of the April 16, 2020 General Session Meeting** – Upon motion duly made and seconded:

Resolved: To approve the minutes from the April 16, 2020 General Session meeting, as submitted: **3/0** (Igor abstain)

- 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. Document Purge** – Upon motion duly made and seconded:

Resolved: To approve to destroy the following documents: Financials 7/11-6/12, Paid Bills 7/11/6/12, Bank Recs 7/11-6/12, Annual Election 2012. **4/0**

- D. 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. 2020-2021 HOA and Dock Reserve Studies** – Upon motion duly made and seconded:

Resolved: To approve the 2020-2021 HOA and Dock Reserve Studies as prepared by Association Reserves. **4/0**

- B. 2020-2021 Proposed HOA and Dock Budgets** – This item has been postponed to a future meeting when all five Directors will be in attendance to discuss potential budget increases.

- C. Association Dock Rental** – This item has been tabled to the June meeting.

- D. Trinidad Island Website** – This item has been tabled to a future meeting pending a more thorough review of the proposed website.

- E. VanDerPol & Company Tax and Audit Proposal** – As the proposal from VanDerPol and Company was not received, this item has been tabled to the June meeting.

- F. Community Newsletter and E-blasts Ideas** – Upcoming gangway replacement, Dock policies and maintenance, Return Vessel documents, Annual meeting 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.

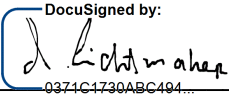
VI. HOMEOWNER FORUM

Six (6) homeowners were present to present the Dock and Marina Walkway Committee reports, to discuss dinghy dock requirements and to listen to budget and marina walkway discussions.

ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 7:50 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday, June 18, 2020 location TBD.

ATTEST

Signature: _____  Date: 6/28/2020 | 7:19 PM PDT