

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

**REGULAR SESSION MINUTES
August 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 August 20, 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 5:53 P.M. (due to technical difficulties with Zoom call)

ATTENDANCE

Present: Kevin Cloud, President
Kevin Vest, Vice President
Ira Schey, Treasurer

Absent: Igor Lichtmaher, Secretary
Allen Korneff, Director

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 General Session Agenda as published to the membership. Upon motion duly made and seconded:

Resolved: To approve the agenda as presented. **3/0**

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 July 16, 2020 meeting.

III. COMMITTEE REPORTS

A. Architectural Committee Report- Mark Scott - Chairperson – not present

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. **3/0**

2. Draft Architectural Touch Up Painting Form – The draft form was reviewed with the following comments. This item has been pended to the September agenda in order to have Architectural review the requested changes.

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. **3/0**

2. Dock Projects Update – Current projects were reviewed. No Board action taken.
3. Dock Rules Update – The Board reviewed the current draft. Other issues were discussed. This item has been pended to the September meeting.

C. Landscape Committee – Tom McMillen – Chairperson, present

1. Landscape Inspection Report – Upon motion duly made and seconded:

Resolved: To accept the report to file with no action required of the Board. **3/0**

2. Harvest Landscape Report– Upon motion duly made and seconded:

Resolved: to accept the report to file with no action required of the Board. **3/0**

3. Harvest Landscape Proposals - Upon motion duly made and seconded:

Resolved: To approve to trim Association trees, in the amount of \$11,340.00. **3/0**

Resolved: To approve the replacement of the dead Eucalyptus tree with the 36-inch box Camphor, in the amount of \$1,052.72. **3/0**

Resolved: To approve the Seasonal Color proposal for 84 flats, in the amount of \$3,071.48. **3/0**

Resolved: To approve the Eucalyptus Pathogen treatment, in the amount of \$3,437.84. **3/0**

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. **3/0**

E. Marina Lighting Committee – Richard Fisler – Chairperson, present

Chairperson Fisler presented the Lighting committee proposal, received from Optimum Electric to replace the 33 current pole lights and poles, in the total amount of \$92,700.17. Optimum Electric has agreed that should the Association be in favor, they will install a sample pole and light in order to study the light distribution and strength. Upon motion duly made and seconded:

Resolved: To approve a prototype light and pole be installed by Optimum Electric. We will request an additional be installed in order to gauge the lighting overlap between 2 poles. **3/0**

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

1. Marina Walkway and Seawall Inspection Review – Rick Wood outlined the results from the preliminary report issued by Anchor QEA and the options presented as potential solutions. The Board is encouraged with the scientific data. This item has been pending to the next agenda while a further review of the various options and possible discussions with the city are completed. It was suggested the Anchor QEA act as a project manager to procure vendors and review bids. Options for funding were also discussed. Management was directed to involve legal in this issue. No formal Board action taken.

G. City Liaison Committee – Tom Wood, Chairperson, not present

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

IV. CONSENT CALENDAR – One motion will approve all items on the consent calendar. Upon motion duly made and seconded: 3/0

A. Minutes of the July 16, 2020 General Session Meeting

Resolved: To approve the minutes from the July 16, 2020, General Session meeting. **3/0**

B. Financial Reports – June 30, 2020 Review and Acceptance

Resolved: To acknowledge the review of the June 30, 2020 HOA and Dock Financial Statements.

Resolved: To accept the June 30, 2020 HOA and Dock Financial Reports, as submitted.

C. Inspector of Elections 2021 Proposal

Resolved: To approve the proposal from Accurate Voting Services in the amount of \$1,191.20.

D. Manager Certification

Resolved: To acknowledge the management certification of Community Manager, Elizabeth Reed.

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

Resolved: To ratify the actions and accept the Association Funds Transfer.

End of Consent Calendar

B. BUSINESS

- A. Holiday Lighting Proposals** – Upon motion duly made and seconded:

Resolved: To approve the proposal from Shine Illumination to install Holiday lighting and decorations, in the amount of \$11,480.00. **3/0**

- B. Association Dock Rental** – An Ad Hoc committee to prepare criteria for dock rental is to be formed. Upon motion duly made and seconded:

Resolved: To approve the Ad Hoc Dock Rental committee comprised of Ruth Ormsby, Kevin Cloud, Tom McMillen, Allen Korneff, and Tom Wood. **3/0**

- C. Nordic Security Patrol Proposal** – The language surrounding removing vagrants from the property is to be removed from the contract. The Board would also like patrol to focus on patrolling the marina areas and to not include the Conrad park area. Upon motion duly made and seconded:

Resolved: To approve the proposal from Nordic Security to patrol the marina areas on over 9/5, 6 and 7 from 2:00 PM until 10:00 PM in the amount of \$1,069.00. **3/0**

- D. TLC September Social Event** – The TLC has pulled their request. No Board action taken.

- E. Community Newsletter and E-blasts Ideas** – Updates on the marina walkway crack, eucalyptus tree replacement, gangway replacement, Dock policies and maintenance, “be a good neighbor” while all are living and working from home, new website and sign up for e-communication.

- F. Members’ & Others Noteworthy Communications** – This information was presented for the Board’s review only, with no action necessary.

- G. Annual Calendars and Rosters** – This information was presented for the Board’s review only, with no action necessary.

- H. General Correspondence** – This information was presented for the Board’s review only, with no action necessary.

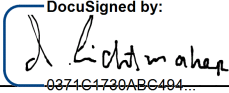
V. HOMEOWNER FORUM

Four (4) homeowners were present to review the Dock and Marina Lighting Committee reports, the Marina walkway, to discuss dinghy dock requirements, Harvest Landscape and tree issues and to listen to the meeting.

ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 7:33 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday, September 17, 2020 location TBD.

ATTEST

Signature: _____  Date: 9/30/2020 | 6:52 PM PDT