

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

**REGULAR SESSION MINUTES  
September 17, 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 17, 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  
Ira Schey, Treasurer  
Igor Lichtmaher, Secretary  
Allen Korneff, Director

Absent: None

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

Others: 5 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 August 20, 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. **4/0**

2. Draft Architectural Touch Up Painting Form – This item has been postponed pending further review with the Architectural Chairperson.

**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 Projects Update – The Board reviewed the proposal from South Shore Marine to install a galvanized bracket, to the gangway bulkhead, in the amount of \$1,540.00. The Board would like to obtain the same bid with a stainless-steel bracket. They would also like to get the quote to replace all the brackets for each gangway. Upon motion duly made and seconded:

**Resolved:** To approve to replace the damaged gangway bracket, in the amount NTE \$2,000.00 with final approval given by the Dock Committee. **4/0**

3. Dock Rules Update – No updates at this time.

**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. **4/0**

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

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

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

**Resolved:** To approve the proposal to scalp and oversee the Conrad Park turf with a mix of spring and rye seed, in the amount of \$5,104.00. **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 Lighting Committee – Richard Fisler – Chairperson, present**

Chairperson Fisler updated on the upcoming installment of 2 prototype light and pole fixtures to be installed by Optimum Electric. There is a three-week delay for the manufacturer. No Board action taken.

**F. Marina Walkway Committee – Rick Wood, Chairperson, not present**

1. Marina Walkway and Seawall Inspection Review – Randy Mason from Anchor QEA was present to update the Board on the findings noted in the final reports and the recommended solutions to the Marina sidewalk crack. The Board is awaiting the memo from legal with regards to the City of Huntington Beach’s responsibility for replacement of the marina sidewalk. A subcommittee of Kevin Cloud, Rick Wood and Tom Wood will prepare a letter and approach the City of Huntington Beach. No formal Board action taken.

**G. City Liaison Committee – Tom Wood, Chairperson, 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: 4/0**

**A. Minutes of the August 20, 2020 General Session Meeting**

**Resolved:** To approve the minutes from the August 20, 2020, General Session meeting. **4/0**

**B. Financial Reports – July 31, 2020 Review and Acceptance**

**Resolved:** To acknowledge the review of the July 31, 2020 HOA and Dock Financial Statements.

**Resolved:** To accept the July 31, 2020 HOA and Dock Financial Reports, as submitted.

**C. 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. 2019-2020 Draft Audit – Upon motion duly made and seconded:**

**Resolved:** To approve the Executive Committee approve the 2019-2020 Draft audit as it will likely be received mid-meeting, and to ratify the approval in the October meeting. **4/0**

- B. Community Newsletter and E-blasts Ideas** – The Board would like to see information on how to log into [www.kppmconnection.com](http://www.kppmconnection.com) and the new tihoa.org website, updates on the dock projects, Marina sidewalk crack (the Board received final engineering reports and is in communication with the City of HB), upcoming scalp and overseeding of the grass (landscape under renovation) and Board policies and limitations on their authority and responsibilities include the common areas and personal properties.
- C. Members' & Others Noteworthy Communications** – This information was presented for the Board's review only, with no action necessary.
- D. Annual Calendars and Rosters** – This information was presented for the Board's review only, with no action necessary.
- E. General Correspondence** – This information was presented for the Board's review only, with no action necessary.

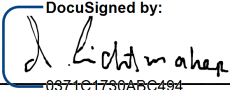
## V. HOMEOWNER FORUM

Five (5) homeowners were present to review the Dock and Marina Lighting Committee reports, the Marina walkway, to discuss dinghy dock requirements, Harvest Landscape 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 7:11 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday, October 15, 2020 location TBD.

## ATTEST

Signature: \_\_\_\_\_  \_\_\_\_\_ Date: 11/20/2020 | 5:03 PM PST