

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

**REGULAR SESSION MINUTES
November 19, 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 November 19, 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 5:31 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: 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. **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 September 17, 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. Neighbor Awareness – Management is directed to ascertain costs to send out Neighbor Awareness letter and to prepare a letter to include elevation drawings for major projects along with the Homeowners contact information.

B. Dock & Facilities Committee Report – Ruth Ormsby - Chairperson, not 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 updates to the gangway project. No Board action taken.

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 Color Proposal - Upon motion duly made and seconded:

Resolved: To approve the proposal to add holiday color plantings, in the amount of \$6,230.76 to be expensed from Operating, Landscape Color. **4/0**

4. Tree Replacement Proposals – Upon motion duly made and seconded:

Resolved: To approve the two (2) 24-inch Camphor tree installation, in the amount of \$553.33 for each tree. **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 installment of 2 prototype light and pole fixtures by Optimum Electric. Fixture has a 4000-kelvin bulb and it needs a louvre system. No Board action taken.

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

1. Marina Walkway Report – The Anchor QEA engineering report and a letter from Board President Kevin Cloud, and Committee Chairman, Rick Wood were sent to the City of Huntington Beach to make them aware of the status of the Marina walkway and to begin to engage them in talks to share the costs and/or replacement. Tom Wood is to follow up with the City of Huntington Beach. No formal Board action taken.

G. City Liaison Committee – Tom Wood, Chairperson, present

1. Committee Report – Tom Wood shared his report on recent issues he has brought to the attention of the City of Huntington Beach:
 - A. Condition of the turf at Beach Park.
 - B. Landscaping adjacent to Trinidad Island Lane, which is overgrown with weeds. Some attempt at trimming had been taken.
 - C. Mid strip railing at Prince Park mid strip has popped off and poses a safety hazard.
 - D. The lack of maintenance at French Park.
 - E. Lifeguard at the Beach Park during the summer was successful.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 September 17, 2020 General Session Meeting

Resolved: To approve the minutes from the September 17, 2020, General Session meeting. **4/0**

B. Financial Reports – August 31, 2020 and September 30, 2020 Review and Acceptance

Resolved: To acknowledge the review of the August 31, 2020 and September 30, 2020 HOA and Dock Financial Statements.

Resolved: To accept the August 31, 2020 and September 30, 2020 HOA and Dock Financial Reports, as submitted.

C. Ratification of Draft Audit Approval

Resolved: To ratify the approval of the Draft Audit by the Executive Committee.

D. Ratification of the Marina Sidewalk Crack Fill

Resolved: To ratify the mid-meeting approval of the Marina sidewalk crack fill of 130 linear feet, in the amount of \$1,420.00

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

V. BUSINESS

- A. Open Board Position** – This item has been pended to the January meeting.
- B. Investments** – This item has been pended to the January meeting.
- C. CHS Sidewalk Proposal** - The Board reviewed the proposal from Concrete Hazard Solutions to repair slip hazards with 23 grinds, in the amount of \$815.00 and to crack fill 10 linear feet, in the amount of \$120.00. Upon motion duly made and seconded:

Resolved: To approve the proposal from CHS to grind and crack fill the Conrad Park sidewalk trip hazards, in the amount of \$935.00 to be expensed from Reserves, Park Area line item 3185. **4/0**
- D. Landscape Lighting** – Preliminary plans for adding lighting to Conrad Park were discussed. Marquise Hawley has been added to the Lighting Committee. No formal Board action taken.
- E. Holiday Boat Parade** – The Board discussed the likelihood of the Boat Parade happening during the current pandemic. Upon motion duly made and seconded:

Resolved: To approve access to the guest slips by potential Boats attending the parade. **4/0**
- F. Community Newsletter and E-blasts Ideas** – The Board would like to see information on how to log into 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.
- 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

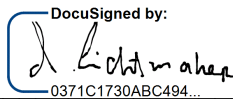
Four (4) homeowners were present the review of the Dock and Marina Lighting Committee reports, the Marina walkway, City of Huntington Beach items, Harvest Landscape and to listen to the meeting.

ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 6:41 P.M to enter into Executive Session. The next Board Meeting will be held on Thursday, January 21, 2021 location TBD.

ATTEST

Signature: _____

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Date: 1/23/2021 | 8:53 AM PST