

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

**GENERAL SESSION MINUTES
January 21, 2021**

***** 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 January 21, 2021 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 5:36 P.M.

ATTENDANCE

Present: Kevin Cloud, President
Ira Schey, Treasurer
Igor Lichtmaher, Secretary
Allen Korneff, Director (5:55 P.M. due to technical issues)

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 November 19, 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. Neighbor Awareness – Some adjustments were suggested for the sample letter to be sent out to neighbors for Architectural Applications. Upon motion duly made and seconded:

Resolved: To approve no longer requiring a neighbor awareness form be submitted with Architectural Applications, but rather Management is to send the Neighbor Awareness letter to neighbors noting the architectural changes submitted by Application. **3/0**

B. Dock & Facilities Committee Report – Ruth Ormsby - Chairperson, present

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

Resolved: To accept the reports as presented with no action necessary. **3/0**

2. Dock Rules – The Board reviewed the red lined Rules changes. Upon motion duly made and seconded:

Resolved: To approve to send the draft dock rules to membership for 28-day comment and to consider these rules for approval at the 3/18/2021 meeting. **3/0**

3. Pile Guide Proposal – The proposal from South Shore Marine was reviewed with the Dock Committee. Upon motion duly made and seconded:

Resolved: To approve the proposal from South Shore Marine to install 23 Pile guides with the Starboard decking, in the amount of \$23,020.00. Item to be expensed from Reserves, Fingers/Headways/Gangways. **3/0**

4. Dock Box Cleaning Proposal – Upon motion duly made and seconded:

Resolved: To approve the proposal from EC Mystic to power wash the dock boxes, headwalk and fingers, in the amount of \$3,500.00. **3/0**

C. Landscape Committee – Tom McMillen – Chairperson, not 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**

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 Fislser reviewed the proposal by Optimum Energy to install 33 light fixtures along the Marina walkway. Fixtures will be powder coated, have a 4000-kelvin bulb and custom louvre system to minimize light pollution to adjacent homes. Upon motion duly made and seconded:

Resolved: To approve the proposal from Optimum Energy to replace and install 33 new light fixtures along the Marina walkway, in the amount of \$110,520.00. **4/0**

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

1. Marina Walkway Report – Chairperson Rick Wood shared the report on the Association meeting with the City of Huntington Beach on 1/7/2021. While the City did not agree that they held liability, they will be supportive of efforts to repair in the form of documents, plans, information, and advice. They suggested a phased approach to repairs/replacement. No formal Board action taken.

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

1. Committee Report – Tom Wood shared his report on recent issues which he had brought to the attention of the City of Huntington Beach inclusive of graffiti, landscape maintenance and the broken railing at Prince Park.

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 November 19, 2020 General Session Meeting

Resolved: To approve the minutes from the November 19, 2020, General Session meeting. **4/0**

B. Financial Reports – October 31, 2020 and November 30, 2020 Review and Acceptance

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

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

C. Reserve Study Proposal

Resolved: To approve the proposal from Association Reserves to complete a Reserve Study update, in the amount of \$650.00.

D. 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 moved to the February meeting pending a response from prospective director, Jim Shaffer.
- B. Insurance Renewal Proposal** – Upon motion duly made and seconded:
- Resolved:** To approve the renewal package from ARR, for a total premium of \$62,030.00. **4/0**
- C. Investments** – The Board would like a recommendation for the Dock and HOA reserve accounts to be moved into laddered CDs immediately. Upon motion duly made and seconded:
- Resolved:** To authorize the Executive Committee to approve the forthcoming recommendation to put this money into laddered CDs. **4/0**
- D. Delinquency Report** – Pulled from the agenda to discuss in Executive Session.
- E. Landscape Lighting** – Marquise discussed the scope and how much lighting would be added. No formal Board action taken.
- 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 what the Board has recently approved, Marina sidewalk crack (the Board received final engineering reports and is in communication with the City of HB. The Board agreed to have the individual account number letters sent to homeowners to increase traffic to the website, have members login to their account and check their account balances. No Board action required.
- 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

Five (5) 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 7:17 P.M to enter into Executive Session.

CALL TO ORDER

The General Session meeting was called back into order by President Kevin Cloud at 8:04 P.M.

Delinquency Report – Upon motion duly made and seconded:

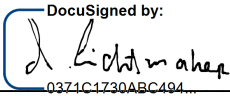
Resolved: To approve to send to collections and file a Lien for outstanding assessments and all applicable charges for the following APN#s: **4/0**

1. APN#178-713-10- In arrears \$5,541.97
2. APN#178-722-04 – In arrears \$923.19
3. APN#178-691-43 – In arrears \$923.19
4. APN#178-681-26 – In arrears \$931.17
5. APN#178-713-08- In arrears \$1,323.19
6. APN#178-691-24 – In arrears \$923.19
7. APN#178-731-23 – In arrears \$11,728.16

ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 8:09 P.M. The next Board Meeting will be held on Thursday, February 18, 2021 location TBD.

ATTEST

Signature: _____  Date: 2/21/2021 | 8:05 PM PST