

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

**GENERAL SESSION MINUTES  
MARCH 25, 2021**

**\* \* \* MINUTES \* \* \***

**NOTICE**

Upon due notice, the Board of Directors for the Trinidad Island Homeowners Association held a General Session Meeting at 5:30 P.M. on March 25, 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 5:40 P.M.

**ATTENDANCE**

Present: Kevin Cloud, President  
Ira Schey, Treasurer  
Igor Lichtmaher, Secretary

Absent: Allen Korneff, Director

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

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. **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 February 18, 2021 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. A motion was made, seconded and carried to accept the report to file with no action required. **3/0**

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

1. Dock Inspection Reports – A motion was made, seconded and carried to accept the reports as presented with no action necessary. **3/0**
2. Dock Rules Adoption – A motion was made, seconded and carried to approve the draft Dock Rules as submitted, and to go into effect in 15 days. **3/0**
3. Dock Box Discussion – The Committee requests to find the parts to reattach the current lids and to find another marine vendor, which may be able to supply the parts. No board action taken.

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

1. Landscape Inspection Report – A motion was made, seconded and carried to accept the report to file with no action required of the Board. **3/0**
2. Harvest Landscape Report – A motion was made, seconded and carried to accept the report to file with no action required of the Board. **3/0**

**D. Marina Lighting Committee – Richard Fisler – Chairperson, present**

Ship date for the fixtures is 4/16/21. They are looking for where to store fixtures as they install them; breezeways was suggested. No Board action taken.

**E. Marina Walkway Committee – Rick Wood, Chairperson, present**

1. Marina Walkway Report – The Board reviewed the recap of the meetings with the City of Huntington Beach and potential action points. No formal board action taken.

**F. 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: the railing at Prince park has been repaired and rehabilitation of the landscaping has begun on the west side of Trinidad Lane. Restrooms still require maintenance. Recent utility maintenance on Sagamore street asphalt has left temporary patches which will need to be repaired.

**IV. CONSENT CALENDAR – One motion will approve all items on the consent calendar. A motion was made, seconded and carried to approve the following: **2/0/1** (President Cloud abstain for minutes)**

**A. Minutes of the February 18, 2021 General Session Meeting**

**Resolved:** To approve the minutes from the February 18, 2021, General Session meeting.

**B. Financial Reports – This item was pulled from the consent calendar for further discussion.**

**C. Annual Election and Record Date** – A motion was made, seconded, and carried to approve the Annual meeting date of June 17, 2021 and the record date of May 18, 2021. **3/0**

**D. Ratification of Association Funds Transfer** – Upon motion duly made and seconded: **3/0**

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

- Southshore Marine - \$12,750

End of Consent Calendar

**Financial Reports** – January 31, 2021 Review and Acceptance.

A motion was made, seconded, and carried to acknowledge the review of the January 31, 2021 HOA and Dock Financials Statements. **3/0**

A motion was made, seconded, and carried to accept the January 31, 2021 HOA and Dock Financial Statements. **3/0**

## **V. BUSINESS**

**A. Open Board Position** – The proposed candidate, Jim Shaffer has pulled his name from consideration for the open board position.

**B. Budget Finance Committee** – A motion was made, seconded and carried to approve the Ad Hoc Budget Finance Committee of Directors Kevin Cloud, Ira Schey, and Committee chairs Tom McMillen and Tom Wood to prepare the draft HOA and Dock budgets. **3/0**

**C. Park Bench Proposal** – A motion was made, seconded and carried to approve to have Painting Unlimited paint the 5 TLC park benches, in the amount of \$1,750.00. **3/0**

**D. Guest Slip Rental CC&R Change** – This item has been tabled to the next Fiscal Year. No formal Board action taken.

**E. Landscape Lighting** – Richard Fisler has stated that the lighting samples would be arriving by the following weekend of 4/3/21. No Board action taken.

**F. Strongroom Invoice Processing** – The Board discussed the move to online invoice processing through Strongroom. A motion was made, seconded and carried to approve to move forward with utilizing Strongroom for invoice processing and to approve Keystone In-house check signing. **3/0**

**G. Community Newsletter and E-blasts Ideas** – The next quarterly newsletter will be sent out in May. Topics should include the approved Dock Rules, the lighting projects, architectural applications, and the need to review landscaping and home maintenance. No Board action required.

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

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

**J. 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 Landscape Committee reports, the Marina walkway, City of Huntington Beach items, Lighting and to listen to the meeting.

## VII. ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 7:30 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, April 15, 2021 location TBD.

## ATTEST

Signature:  Date: 4/20/2021 | 4:59 PM PDT