

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

**GENERAL SESSION MINUTES  
APRIL 15, 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 5:33 P.M.

**ATTENDANCE**

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

Absent: none

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

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 March 25, 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. **4/0**

**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. **4/0**

**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. **4/0**
2. Harvest Landscape Report – A motion was made, seconded and carried to accept the report to file with no action required of the Board. **4/0**
3. Harvest Herbicide Proposal – A motion was made, seconded and carried to approve the proposal from Harvest to treat the turf with herbicide, in the amount of \$1,584.78. **4/0**

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

The Committee is awaiting delivery. No Board action taken.

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

1. Marina Walkway Report – Board would like to move forward with preparing Bulkhead maintenance rules for homeowners who own adjacent to the marina. The Committee will reach out to the city for guidance on what is required to properly maintain the bulkheads. Tom Wood is to prepare a letter. No formal board action taken.

**F. City Liaison Committee – Tom Wood, Chairperson, present**

1. Committee Report – Tom shared his report. No formal board action required.

**IV. CONSENT CALENDAR – One motion will approve all items on the consent calendar. A motion was made, seconded and carried to approve the following: **3/0/1** (Director Korneff abstain for minutes)**

**A. Minutes of the March 25, 2021 General Session Meeting**

**Resolved:** To approve the minutes from the March 25, 2021, General Session meeting.

**B. Financial Reports –**

**Resolved:** To acknowledge the review of the February 28, 2021 Dock and HOA financial reports.

**Resolved:** To accept the February 28, 2021 Dock and HOA Financial reports, as submitted.

**C. Ratification of Association Funds Transfer**

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

- Optimum Energy - \$11,052.00

End of Consent Calendar

**V. BUSINESS**

- A. 2021-2022 HOA and Dock Reserve Studies** – A motion was made, seconded and carried to approve the HOA and Dock Reserve study as prepared by Association Reserves. **4/0**
  
- B. 2021-2022 HOA and Docks Budgets** – The budget committee continues to work on both budgets. No board action taken.
  
- C. Tax and Audit Proposals** – A motion was made, seconded and carried to approve to VanDerPol and Company to prepare the Association taxes and audit, in the amount of \$1,250.00. **4/0**
  
- D. Landscape Lighting** – Richard Fisler will send a report when the test fixtures have been reviewed by the committee and board members. No Board action taken.
  
- E. TLC Welcome Committee** – A motion was made, seconded and carried to approve to fund the TLC Welcome committee with a \$50.00 gift card to be expensed from Operating, Social Events line item 8470. **4/0**
  
- F. Delinquency Report** – A motion was made, seconded and carried to approve to file a Lien on the following APN#s: **4/0**
  - 1. APN#178-713-10 - in arrears \$7,514.58
  - 2. APN#178-681-26 - in arrears \$1,103.52
  - 3. APN#178-713-08 – in arrears \$1,495.35
  - 4. APN#178-731-23 – in arrears \$11,951.00
  - 5. APN#178-691-24 – in arrears \$1,095.35
  - 6. APN#178-691-43 – in arrears \$1,095.35
  
- G. Community Newsletter and E-blasts Ideas** – The next quarterly newsletter will be sent out in May. Topics should include when the Lighting will go up in Marina and Park lighting projects, 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.

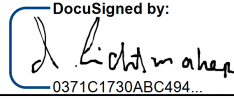
**VI. HOMEOWNER FORUM**

Four (4) 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 6:25 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, May 20, 2021 location TBD.

**ATTEST**

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Signature: \_\_\_\_\_ Date: 5/20/2021 | 5:59 PM PDT