

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

**GENERAL SESSION MINUTES
MAY 19, 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 May 19, 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 Director of Community Mgmt.
Teresa Duhoux, CMCA, AMS, PCAM Vice President
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. **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 April 15, 2021 meeting.

III. COMMITTEE REPORTS

A. Architectural Committee Report - Mark Scott - Chairperson – 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**
2. Floating Dock Discussion – More details on what forms of HydroHoist were previously banned, the verbiage in the rules and specifics on types of floating docks to consider are needed. No formal 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. **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. Summer Color Proposal – A motion was made, seconded and carried to approve the proposal from Harvest to install the Summer color, in the amount of \$1,319.56. **4/0**

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

1. Marina lighting installation is completed. No Board action taken.

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

1. Marina Walkway Report – No new report.
2. Marina Walkway Maintenance Responsibility Discussion – The Board had produced more documents which indicate a lawsuit from 1998 and these are to be shared with legal counsel to find the outcome of that lawsuit. No board action taken.
3. Marina Bulkhead Maintenance Rules – A motion was made, seconded and carried to approve to move forward with creating a new rule that requires weepholes to be cleaned out as often as recommended (pending expert advice) to be implemented as soon as possible. **4/0** Management is to seek out specifications for weep hole maintenance from professionals.

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

1. Committee Report – Tom shared his report which included requested action from the City of Huntington Beach on the substantial repairs needed from the utility cuts in the asphalt on various streets. 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: **4/0**

A. Minutes of the April 15, 2021 General Session Meeting

Resolved: To approve the minutes from the April 15, 2021, General Session meeting.

B. Financial Reports –

Resolved: To acknowledge the review of the March 31, 2021 Dock and HOA financial reports.

Resolved: To accept the March 31, 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.

- None this month.

End of Consent Calendar

V. BUSINESS

A. 2021-2022 HOA and Docks Budgets – A motion was made, seconded and carried to approve the 2021-2022 draft HOA and Dock budgets with a 7% increase for the HOA assessments from \$855.00 to \$915.00 and a 9.9% increase for the Dock Assessments from \$1,685.00 to \$1,851.81. **4/0**

B. Landscape Lighting – Richard Fisler discussed the progress; additional fixtures will be reviewed. No Board action taken.

C. TLC Welcome Committee – The Board discussed the intended plans for the TLC to welcome new homeowners to the community with a gift basket. No Board action taken.

D. Community Newsletter and E-blasts Ideas – The next quarterly newsletter will be sent out for September. New eblast topics will include the color change, the election, rule changes and updated lighting. No Board action required.

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

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

G. General Correspondence – This information was presented for the Board's review only, with no action necessary.

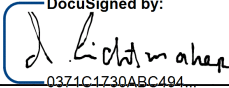
VI. HOMEOWNER FORUM

Five (5) homeowners were present the review of the Architecture, 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 6:54 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, June 17, 2021 location TBD.

ATTEST

Signature: _____  Date: 6/22/2021 | 12:13 PM PD