

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

**GENERAL SESSION MINUTES  
SEPTEMBER 16, 2021**

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**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 September 16, 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 Vice President, Allen Korneff at 5:47 P.M.

**ATTENDANCE**

Present: Allen Korneff, Vice President  
Ira Schey, Treasurer  
Marquise Hawley, Secretary

Absent: Kevin Cloud, President  
Benita Jacobs, Director

Management: Elizabeth Reed, CMCA, AMS Director of Community Mgmt.  
Keystone Pacific Property Management

Others: 2 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 the August 19, 2021 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the July 15, 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. No action required.

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

1. Dock Inspection Reports – No action required.
2. Floating Dock Discussion – This item has been tabled pending the Ad Hoc committee finalizing these rules. No formal Board action taken.

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

1. Landscape Inspection Report – No Board action required.
2. Harvest Landscape Report – No Board action required.
3. Tree Removal Proposals – Management to confirm that 2 of the trees will only have limbs removed. A motion was made, seconded and carried to approve the Tree Removal proposal from Great Scott in the amount not to exceed \$9,826.00. **3/0**
4. De-thatching and Seeding Proposal – Management is to check with Harvest whether some areas require the de-thatching and to come down to the budget cost of \$5,700.00. A motion was made, seconded and carried to approve the proposal from Harvest Landscape for the de-thatch and overseed, in the amount not to exceed, \$6,208.00. **3/0**
5. Tree Installation – Near Content Circle – Management is to confirm that the Eucalyptus tree is included in the Great Scott Bid for removal. A motion was made, seconded and carried to approve the proposal from Harvest Landscape, to add the New Zealand Christmas trees, in the amount of \$1,503.40 on condition that the removal of the Eucalyptus is part of the Great Scott bid. **3/0**

**D. Lighting Committee – Tom McMillen – Chairperson, not present**

1. No Board action taken.

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

1. Marina Walkway Report – No updated report.
2. Marina Weephole Inspection Proposals – This item has been tabled to the November meeting.
3. Marina Sidewalk Repair Discussion – No Board action taken. This is to be covered in the October Strategic Planning

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

1. Committee Report – Chairperson Wood shared progress on the recent 4 items brought to the city. He is going to wait a few weeks to see if Running Tide street work is completed satisfactorily or to make a new complaint.

**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** (2/0/1- Director Schey abstained from minutes)

**A. Minutes of the August 19, 2021 General Session Meeting**

**Resolved:** To approve the minutes from the August 19, 2021, General Session meeting.

**B. Financial Reports**

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

**Resolved:** To accept the July 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.

- No transfers at this time

End of Consent Calendar

**V. BUSINESS**

**A. 2020-2021 Draft Audit** – The audit was not ready at the time of the meeting. A motion was made, seconded and carried to allow the mid-meeting approval by the Executive Committee. **3/0**

**B. Member Delinquency – APN#178-731-15** - A motion was made, seconded and carried to approve a lien on this property. **3/0**

**C. Increased Compliance Inspections** – The Board is not pursuing increased compliance visits currently. No Board action taken.

**D. Community Newsletter and E-blasts Ideas** – No Board action required.

**E. Strategic Planning** – A motion was made, seconded and carried to approve the October meeting as the Strategic Planning to be held in the third week. **3/0**

**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**

No homeowners wished to speak during Homeowner forum.

**VII. ADJOURNMENT**

There being no further business to come before the Board at this time the meeting was adjourned at 6:31 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, November 18, 2021 location via Zoom teleconference.

**ATTEST**

DocuSigned by:

*Marquise Hawley*

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Signature: \_\_\_\_\_ Date: 11/22/2021 | 11:44 AM PS