

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

**GENERAL SESSION MINUTES  
NOVEMBER 18, 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 November 18, 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 5:32 P.M.

**ATTENDANCE**

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

Absent: None

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

Others: 3 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. **5/0**

**EXECUTIVE SESSION**

The purpose of the September 16, 2021 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the August 19, 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.

2. **Architectural Fees** – A motion was made, seconded and carried to approve to raise the Architectural submittal fees to match the costs for Keystone processing, to \$50.00. **5/0**

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

1. Dock Inspection Reports – No action required.
2. Docks Power wash Discussion – This item has been tabled pending a response from Harvest to produce their schedule. No formal Board action taken.

**C. Landscape Committee** – Tom McMillen – Chairperson, present

1. Landscape Inspection Report – No Board action required.
2. Harvest Landscape Report – No Board action required.
3. Winter Color Proposal – A motion was made, seconded and carried to approve the proposal from Harvest Landscape to install Winter Color, in the amount of \$2,389.43. **5/0**
4. Harvest Grub Proposal – A motion was made, seconded and carried to approve the proposal from Harvest Landscape, to treat the soil for grubs, in the amount of \$1,720.00. **5/0**

**D. Lighting Committee** – Tom McMillen – Chairperson, present

1. No Board action taken.

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

1. Marina Walkway Report – No updated report.
2. Marina Weepole Inspection Proposals – This item has been tabled.
3. Marina Sidewalk Repair Discussion – No Board action taken.

**F. City Liaison Committee** – Tom Wood, Chairperson, not present

1. No Board action taken.

**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** (3/0/1- Director Lichtmaher abstained from minutes)

**A. Minutes of the September 16, October 21 and November 9, 2021 General Session Meetings**

**Resolved:** To approve the minutes from the September 16, October 21 and November 9, 2021, General Session meetings.

## **B. Financial Reports**

**Resolved:** To acknowledge the review of the August 31, 2021 and September 30, 2021 Dock and HOA financial reports.

**Resolved:** To accept the August 31, 2021 and September 30, 2021 Dock and HOA Financial reports, as submitted.

## **C. Ratification of Draft Audit Approval**

**Resolved:** To ratify the Executive Committee approval of the Draft Audit.

## **D. Ratification of Diseased Eucalyptus Removal**

**Resolved:** To ratify the approval of removal of the diseased Eucalyptus, in the amount of \$985.00.

## **E. Ratification of Association Funds Transfer**

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

End of Consent Calendar

## **V. BUSINESS**

**A. Annual Tree Trimming Proposal** – A motion was made, seconded and carried to approve the proposal from Harvest Landscape to trim association trees, in the amount of \$5,538.00. **5/0**

**B. Member Delinquency – File Lien** - A motion was made, seconded and carried to approve to file liens on the following properties. **5/0**

**APN#178-691-24** – Is in arrears \$1,098.22

**APN#178-713-19** – Is in arrears \$6,796.29

**APN#178-712-53** – Is in arrears \$1,098.22

**APN#178-732-06** – Is in arrears \$1,098.22

**APN#178-712-35** – Is in arrears \$1,098.22

**APN#178-713-18** – Is in arrears \$8,173.91

**APN#718-681-27** – Is in arrears \$1,098.22

**C. Park Camera Replacement Proposal** – This item has been tabled pending an inquiry to the City of Huntington Beach to take over the cameras. No Board action taken.

**D. Holiday Boat Parade** – A motion was made, seconded and carried to approve the use of slip 301 for the Holiday Boat Parade Marshall on 12/11/21. **5/0**

**E. Community Newsletter and E-blasts Ideas** – Board reviewed the items included in the newsletter, including removing the start date for holiday decorations. No Board action taken.

**F. Staff Report/Action List/Facilities Reports** – No Board action taken.

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

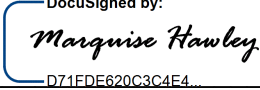
**VI. HOMEOWNER FORUM**

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 6:46 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, January 20, 2022 location via Zoom teleconference.

**ATTEST**

Signature: \_\_\_\_\_  \_\_\_\_\_ Date: 1/25/2022 | 10:47 AM PS