

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

**GENERAL SESSION MINUTES
JANUARY 20, 2022**

***** 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 November 18, 2021 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the September 16, 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 – Open - Chairperson

1. Dock Inspection Reports – No action required.
2. Docks Signage Replacement – The Board does not want to replace all signage at this time, but directed Management to replace the missing or damaged signs. A “slippery when wet” sign should be installed at either end of the Marina walkway.

C. Landscape Committee – Tom McMillen – Chairperson, present

1. Landscape Inspection Report – No Board action required.
2. Harvest Landscape Report – No Board action required.
3. Spring Color Proposal – A motion was made, seconded and carried to approve Harvest to install Spring Color, at the discretion of the Landscape Committee, not-to-exceed \$1,500.00. **5/0**

D. Lighting Committee – Tom McMillen – Chairperson, present

1. Chairperson McMillen shared the plan for installing various up lights within Conrad Park. He will send his noted locations to his vendor for RFP. No Board action taken.

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

1. Marina Walkway Report – Chairperson Wood is working with the vendor on phased proposals. No Board action taken.
2. Marina Sidewalk Repair Discussion – A motion was made, seconded and carried to approve to put the legal Marina sidewalk repair questions to an additional AV rated attorney. **5/0**

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

1. Chairperson Wood shared his report on the paving issues within the community. 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: **5/0**

A. Minutes of the November 18, 2021 General Session Meeting

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

B. Financial Reports

Resolved: To acknowledge the review of the October 31, 2021 and November 30, 2021 Dock and HOA financial reports.

Resolved: To accept the October 31, 2021 and November 30, 2021 Dock and HOA Financial reports, as submitted.

C. Ratification of New Zealand Trees Approval

Resolved: To ratify the approval of the installation of two trees, in the amount of \$1,503.40.

D. Approval of Hickey & Associates Retainer

This item was pulled from the consent calendar for discussion

E. Ratification of Association Funds Transfer

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

End of Consent Calendar

D. Approval of Hickey & Associates Retainer – This item has been pushed to the next month pending a comparison of costs.

V. BUSINESS

A. Insurance Renewal Proposal – A motion was made, seconded and carried to approve the renewal of the insurance premium from ARR, in the combined HOA and Dock amount of \$70,549.00. **5/0**

B. Reserve Study Proposals - A motion was made, seconded and carried to approve the proposal from Association Reserves for the three (3) year loyalty plan, in the amount of \$950.00 flat rate for three years. **5/0**

C. Investments Discussion –No Board formal action taken.

D. Sidewalk Replacement Proposals – This item was postponed to the February agenda pending receiving an additional bid for the pavers and obtaining pavers bid for the area near Content Circle.

E. Guest Slip Rental CC&R Change – The Board would like to continue the policy of slip owners renting only to other residents of the island. A motion was made, seconded and carried to approve moving forward with the CC&R change to the length of time to rent out the guest slips from 72 hours to 12 months. **5/0**

F. Community Newsletter and E-blasts Ideas – Board reviewed the items included in the newsletter, stop overwatering, no bicycles on the marina walkway, progress on the park lighting project. No Board action taken.

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

H. 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 7:31 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, February 17, 2022 location via Zoom teleconference.

ATTEST

DocuSigned by:
Marquise Hawley
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Signature: _____ Date: _____