

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

**GENERAL SESSION MINUTES
FEBRUARY 17, 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 February 17, 2022 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
Marquise Hawley, Secretary
Igor Lichtmaher, Director

Absent: Allen Korneff, Vice President

Management: Elizabeth Reed, CMCA, AMS Director of Community Mgmt.
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. **3/0** (Director Hawley arrived after this item)

EXECUTIVE SESSION

The purpose of the January 20, 2022 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the November 18, 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. Dock Box Lighting Proposal – A motion was made, seconded and carried to approve the proposal from Three Phase to repair three (3) dock box lights and one (1) Association tree well light, not to exceed \$1,750.00. **4/0**
3. Dock Gate Proposal – Dock Committee member has concerns with the safety of being able to open the dock gates easily. Management was directed to review the gates and request proposals for tightening the springs. 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. Harvest Herbicide Proposal – A motion was made, seconded and carried to approve Harvest Speedzone Herbicide, in the amount of \$1,346.64. **4/0**
4. Coral Tree Proposal – A motion was made, seconded and carried to approve the Harvest Coral tree installation, in the amount of \$791.32. **4/0**

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

1. No Board action taken.

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

1. Marina Walkway Report – Chairperson Wood is working with the vendor on phased proposals. No Board action taken.
2. Marina Sidewalk Repair Discussion – No Board action taken.

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

1. Chairperson Wood shared his report on open city items and their status. 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**

A. Minutes of the January 20, 2022 General Session Meeting

Resolved: To approve the minutes from the January 20, 2022, General Session meeting.

B. Financial Reports – This item was pulled from the consent calendar for discussion.

C. Annual Election and Record Date – This item was pulled from the consent calendar for discussion.

D. Ratification of Association Funds Transfer

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

End of Consent Calendar

End of Consent Calendar

Resolved: To acknowledge the review of the December 31, 2021 Dock and HOA financial reports. **4/0**

Resolved: To accept the December 31, 2021 Dock and HOA Financial reports, as submitted. **4/0**

Resolved: To approve the Annual Meeting Date of June 16, 2022 and the Record date of May 19, 2022. **4/0**

V. BUSINESS

A. Sidewalk Replacement Proposals – The various proposals for replacing concrete at the park entrance sidewalk from Aquarius and near Content Circle were discussed.

A motion was made, seconded and carried to approve the Harvest proposal to install 250 sq. feet of pavers at the entrance sidewalk, in the amount of \$5,600.00. **4/0**

A motion was made, seconded and carried to approve the CHS proposal to replace the concrete on the park sidewalk, near Content Circle, in the amount of \$2,350.00. **4/0**

B. Hickey and Associates Retainer - A motion was made, seconded and carried to approve the retainer rate for Hickey and Associates, in the amount of \$750.00. **4/0**

C. Delinquency- File a Lien – A motion was made, seconded and carried to approve to file a Lien on APN#178-681-27, in arrears \$1,135.08. **4/0**.

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

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

F. 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 6:49 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, March 17, 2022 location via Zoom teleconference.

ATTEST

Signature: _____ DocuSigned by: *Marquise Hawley* Date: 3/20/2022 | 8:41 PM PDT
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