

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

**GENERAL SESSION MINUTES
APRIL 21, 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 April 21, 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 5:31 P.M.

ATTENDANCE

Present: Kevin Cloud, President
Ira Schey, Treasurer
Marquise Hawley, Secretary (6:00 P.M. arrive)
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. **4/0**

EXECUTIVE SESSION

The purpose of the March 17, 2022 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the February 17, 2022 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. No action required.
2. Architectural Consultant – No Board action taken.

B. Dock & Facilities Committee Report – Open - Chairperson

1. Dock Inspection Reports – Report was reviewed. No action required.

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

1. Landscape Inspection Report – Report was reviewed. No Board action required.
2. Harvest Landscape Report – Report was reviewed. No Board action required.

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

1. Chairperson McMillen is awaiting proposals. 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 – It as shared that the crack has begun to open again. A motion was made, seconded and carried to approve the repair of approximately 295 LF of cracks in the Marina walkway, in the amount not-to-exceed \$3,000.00. **4/0**

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

1. Chairperson Wood shared his report on open city items and their status. He has requested that lowering irrigation be added to the next newsletter. 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 March 17, 2022 General Session Meeting

Resolved: To approve the minutes from the March 17, 2022, General Session meeting.

B. Financial Reports

Resolved: To acknowledge the review of the February 28, 2022 and March 31, 2022 Dock and HOA financial statements.

Resolved: To accept the February 28, 2022 and March 31, 2022 Dock and HOA Financial reports, as submitted.

C. Ratification of Dock Repairs – Additional repairs to the dock headway were required.

Resolved: To ratify the Executive Committee approval of \$3,800.00 for repairs to the headway dock from slips 213-215.

D. Ratification of Association Funds Transfer

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

End of Consent Calendar

V. BUSINESS

- A. 2022-2023 HOA and Dock Reserve Studies** - A motion was made, seconded and carried to approve the HOA and Dock Reserves studies, as submitted. **4/0**
- B. 2021-2022 Tax and Audit Proposals** - A motion was made, seconded and carried to approve the proposal from VanDerPol to complete the 2021-2022 Audit/Taxes. **4/0**
- C. 2022-2023 HOA and Dock Budgets** – This item was discussed. No Board action taken.
- D. Community Newsletter and E-blasts Ideas** – Next newsletter should highlight where to find the Rules, highlight the Dock Rules. Also add reminders to stop overwatering and to maintain the weeds in sidewalks/driveways. 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 6:34 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, May19, 2022 location via Zoom teleconference.

ATTEST

Signature: _____ DocuSigned by:
Marquise Hawley
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