

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

**GENERAL SESSION MINUTES
MAY 19, 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 May 19, 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 5:37 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: 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. **5/0**

EXECUTIVE SESSION

The purpose of the April 21, 2022 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the March 17, 2022 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 – Report was reviewed. No action required.

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

1. Chairperson McMillen is working with the vendor proposals and hopes to have them for the next meeting. 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 – Next steps were discussed. 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. City has stated that they will have a vendor lock the Beach restrooms at night. A Thank You letter is to be sent to the HB City Counsel. 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 April 21, 2022 General Session Meeting

Resolved: To approve the minutes from the April 21, 2022, General Session meeting.
4/0/1 (Director Korneff abstain)

B. Ratification of Marina Walkway Crack Repair

Resolved: To ratify the Executive Committee approval of Concrete Hazard Solution repairs to the Marina sidewalk, in the amount of \$3,360.00.

C. 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 Budgets** - A motion was made, seconded and carried to approve the HOA and Dock Budgets with an 8.7% increase to \$995.00 for the HOA and an increase of \$15% to \$2,130.00 for the Dock annual assessments, as submitted. **4/1** (Director Hawley against)
- B. Community Newsletter and E-blasts Ideas** – The Board is to draft a letter to membership regarding the proposed CC&R amendment. Management is to send via eblast and hard copy. No Board action taken.
- C. Staff Report/Action List/Facilities Reports** – No Board action taken.
- D. General Correspondence** – This information was presented for the Board’s review only, with no action necessary.

VI. HOMEOWNER FORUM

One homeowner had questions on the marina sidewalk repair/replacement and timing.

VII. ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 6:52 P.M. to enter into Executive Session. The next Board Meeting will be held on Thursday, June 16, 2022 location via Zoom teleconference. In deference to the annual meeting, the Executive Session will be held at 5:30 P.M. with the General Session immediately following.

ATTEST

Signature: _____  Date: 6/20/2022 | 8:23 AM PDT