

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

**GENERAL SESSION MINUTES  
JUNE 16, 2022**

**NOTICE**

Upon due notice, the Board of Directors for the Trinidad Island Homeowners Association held a General Session Meeting following Executive Session at 6:30 P.M. on June 16, 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 6:34 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: 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. **4/0**

**EXECUTIVE SESSION**

The purpose of the May 19, 2022 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the April 21, 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.
2. Dinghy Dock Applications – The Board held discussion with the previous Dock Committee on the dinghy dock specifications being required as noting that they might be too specific. President Cloud is to review the two (2) open dinghy dock applications for slips 102, 3631 Pirate and slip 236, 3622 Rebel Circle.

A motion made, seconded and carried to approve the Dinghy Dock application for Slip 102, 3631 Pirate, with the condition that the dock be at least 5 inches from the adjacent pylon. **4/0**

**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. The Board reviewed the current proposal and requested a breakdown of the parts portion of the bid as well as the proposed location of the bollards and uprights on a map. The costs for trenching, by Harvest, are to also be included for review. 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 – Awaiting a proposal from Anchor QEA. No Board action taken.

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

1. Chairperson Wood shared his report from meeting with Lt. Shawn White of the HBPD.

A motion was made, seconded and carried to invite Lt. White to the next Board meeting to be held on July 21, 2022. **4/0**

**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 May 19, 2022 General Session Meeting**

**Resolved:** To approve the minutes from the May 19, 2022, General Session meeting.

**B. Financial Reports**

**Resolved:** To acknowledge the review of the April 30, 2022 Dock and HOA financial Statements.

**Resolved:** To accept the April 30, 2022 Dock and HOA Financial reports, as submitted.

**C. Ratification of CD Re-Investment**

**Resolved:** To ratify the Treasurer recommendation to reinvest the Safra Nalt MSCD, in the amount of \$250,000.00 for a 12-month term.

**D. Ratification of Association Funds Transfer**

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

End of Consent Calendar  
Motion passed **4/0**

**V. BUSINESS**

**A. Docks Permit Renewal** – The 10-year anniversary of the permit renewal was reviewed with the Board. The application was submitted, with an initial application fee of \$1,525.00. No Board action required.

**B. CC&R Amendment – Dock Rental** – This item has been tabled pending the outcome of the membership vote to amend the CC&Rs, which has been adjourned.

A motion was made, seconded and carried to approve to adjourn the annual meeting and election, for lack of quorum, to July 14<sup>th</sup> at 4:30 P.M. **4/0**

**C. Community Newsletter and E-blasts Ideas** – The Board is to draft a second letter to membership regarding the proposed CC&R amendment. Management is to send via eblast and hard copy. No Board action taken.

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

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

**VI. HOMEOWNER FORUM**

One homeowner was in attendance to remark upon the CC&R amendment and dock issues.

**VII. ADJOURNMENT**

There being no further business to come before the Board at this time the meeting was adjourned at 7:42 P.M. The next Board Meeting will be held on Thursday, July 21, 2022 location via Zoom teleconference.

**ATTEST**

Signature: \_\_\_\_\_  \_\_\_\_\_ Date: 7/26/2022 | 12:27 PM PDT