

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

**GENERAL SESSION MINUTES
SEPTEMBER 15, 2022**

NOTICE

Upon due notice, the Board of Directors for the Trinidad Island Homeowners Association held a General Session Meeting following Executive Session at 5:31 P.M. on September 15, 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 Vice President, Allen Korneff at 5:31 P.M.

ATTENDANCE

Present: Allen Korneff, Vice President
Ira Schey, Treasurer
Marquise Hawley, Secretary
Igor Lichtmaher, Director

Absent: Kevin Cloud, President

Management: Elizabeth Reed, CMCA, AMS Director of Community Mgmt.
Keystone Pacific Property Management

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 August 24, 2022 Executive Session was to review member delinquency status, member compliance status, pending legal issues, and to review/approve Executive Session Minutes from the July 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 Application – The Board reviewed the application to install a dinghy dock at slip 317 with the Homeowner, Mr. Staudinger of 16251 Walrus. Upon motion duly made and seconded:

Resolved: To approve the dinghy dock application, with the caveat that at least one foot clearance from the wall is given. **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.
3. Harvest Color Proposal – No Board action required.

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

1. The Board reviewed the proposal from Optimum Energy Services to install bollards and up-lighting within Conrad Park, in the amount of \$19,481.46. Upon motion duly made and seconded:

Resolved: To approve the proposal from Optimum Energy to install lighting in Conrad Park, in the amount of \$19,481.46 with an additional cost for trenching, not to exceed \$4,500.00. **4/0**

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

1. Marina Walkway Report – Anchor QEA is working on acquiring bidders for the project. No Board action taken.

F. City Liaison Committee – Tom Wood, Chairperson, not present

1. A report from the Chairperson was shared. The City of HB is locking the restrooms at night, and liaison is pushing for more maintenance on the three city-maintained parks. Additional items discussed are to be shared with the Chairperson.

IV. CONSENT CALENDAR – One motion will approve all items on the consent calendar. A motion was made, seconded and carried to approve the following:

A. Minutes of the August 24, 2022 General Session Meeting

Resolved: To approve the minutes from the August 24, 2022, General Session meeting. **3/0/1** (Director Korneff abstain)

B. Financial Reports

Resolved: To acknowledge the review of the July 31, 2022 Dock and HOA financial Statements.

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

C. Holiday Lighting Proposal

Resolved: To ratify the approval of the holiday lighting proposal from CA Christmas in the amount of \$19,400.00.

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. Flock Cameras Discussion** – Flock Cameras as license plate readers can be accessed, with permission, by the HBPD. Flock installs and maintains the cameras and software. Costs for two cameras to be installed is \$4,800.00 plus some installation costs. Upon motion duly made and seconded:

Resolved: To approve the proposal from Flock Cameras to install and maintain two cameras, in the initial amount of \$5,500.00 with a reoccurring annual total of \$4,800.00. **4/0**

B. 2021-2022 Draft Audit – Upon motion duly made and seconded:

Resolved: To approve to delegate to the Treasurer a mid-meeting approval of the draft audit to have it mailed to membership within the required timeline. **4/0**

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

D. Staff Report/Action List/Facilities Reports – Board will hold the Strategic Planning meeting in early October. No Board action taken.

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

VI. ADJOURNMENT

There being no further business to come before the Board at this time the meeting was adjourned at 6:14 P.M. The next Board Meeting will be held on November 17, 2022, location via zoom conference call.

ATTEST

Signature: _____  _____ Date: 11/22/2022 | 11:00 AM PST