



Southshore Hills POA

Board of Directors Meeting
General Session Meeting Minutes
January 19, 2023

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on January 19, 2023, via Zoom Meeting ID 947 3577 9845 Passcode: 714192. Quorum was established, and the meeting was called to order by Richard Hostin at 6:37 PM.

DIRECTORS PRESENT: Richard Hostin – President
Jonathan Mason – Vice President
Kavoos Blourtchi – Treasurer
Judith Perez – Secretary
Danny Lupold – Director at Large

DIRECTOR(S) ABSENT: None

OTHERS PRESENT: 3 – Homeowners present

PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES:

Hannah Lupoli, Community Manager

SECRETARY'S REPORT:

A motion was made by Judith Perez and seconded by Kavoos Blourtchi to approve the General meeting minutes from November 02, 2022 with one edit that reflects the next meeting date in the adjournment section. No meeting in December due to lack of quorum. Motion carried (M/S/C 5-0).

MANAGEMENT REPORT:

The Board of Directors reviewed and discussed the action item tracker. Announcement of Executive Session Summary.

CC&R RESTATEMENT:

As of today's date, the association has received 64 Ballots. A motion was made by Danny Lupold and seconded by Kavoos Blourtchi to extend the voting an additional 30 days toward the collection of more ballots and PMP Management is to send a phone list to the Board and homeowner Carole Vicens so that they may reach out to homeowners regarding their ballot. Motion carried. (M/S/C 5-0).

TREASURER'S REPORT:

Delinquency Report: The Board reviewed the delinquency tracker. A motion was made by Danny Lupold and seconded by Kavoos Blourtchi to approve the lien for APN 697-0-033-065. Motion Carried (M/S/C 5-0).

Financial Summary: Kavoos Blourtchi reported no discrepancies for October 2022 and November 2022 financial summary.



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Financial Statements: Kavoos Blourtchi reported no discrepancies for October 2022 and November 2022 financial statements. A motion was made by Richard Hostin and seconded by Danny Lupold to approve the October 2022 and November 2022 financial statements as presented. Motion carried (M/S/C 5-0). A motion was made by Kavoos Blourtchi and seconded by Jonathan Mason to transfer \$135,000 in a 9-month CD to Comerica Bank. Motion Carried (M/S/C 5-0).

COMMITTEE REPORTS:

Technology and Communications Committee: No reports currently.

Architectural Committee: No reports currently.

Landscape Committee: No reports currently.

NEW / UNFINISHED BUSINESS:

A motion was made by Richard Hostin and seconded by Danny Lupold to request PMP provide a mid-year budget to bring the assessments to \$700.00 with a credit to homeowners account, this is to be reviewed at the February Meeting. Motion Carried (M/S/C 5-0)

HOMEOWNER'S FORUM:

3 Homeowners present the following topics were discussed:

- Architectural concerns

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

The General Session Meeting was adjourned to the General Session Meeting at 7:15 P.M. The next Board meeting is scheduled for February 01, 2023, at 6:30 P.M. via Zoom Meeting.

Judith Pérez

[Judith Pérez \(Mar 2, 2023 11:16 PST\)](#)

Board Member

Mar 2, 2023

Date







signature 01.19.2023 Southshore Hills POA General Minutes DRAFT

Final Audit Report

2023-03-02

Created:	2023-03-02
By:	Hannah Lupoli (hlupoli@pmpmanage.com)
Status:	Signed
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"*signature* 01.19.2023 Southshore Hills POA General Minutes DRAFT" History

-  Document created by Hannah Lupoli (hlupoli@pmpmanage.com)
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