

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
December 9, 2021

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on December 9, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:46PM.

**DIRECTORS PRESENT:**

Richard Hostin – President  
Kavoos Blourtchi – Treasurer  
Judith Perez – Secretary  
Danny Lupold – Director at Large

**DIRECTORS ABSENT:**

Jonathan Mason – Vice President

**OTHERS PRESENT:**

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Gayle Piñero, Community Asset Manager, CMCA, AMS

**SECRETARY'S REPORT:**

A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to approve the General meeting minutes from November 3, 2021 without revision. Motion carried (M/S/C 4-0).

**MANAGEMENT REPORT:**

The Board of Directors reviewed and discussed the action item tracker. No action taken.

Announcement of Executive Session Summary: Gayle Piñero announced items discussed in executive session to include violation report upheld, legal matters and delinquencies.

**TREASURER'S REPORT:**

Delinquency Report: Gayle Piñero reported that was taken against one homeowner in Executive Session for denial of payment plan. Board voted to move forward with non-judicial foreclosure (697-0-021-215) and approved SBS to proceed with the Notice of Sale.

Financial Summary: Kavoos Blourtchi noted one concern with the financial summary as of October 2021 and noted that the Goldenstate payments should be posted to the reserve account. PMP will make the transfer to reflect the correct GL posting.

Financial Statements: A motion was made by Kavoos Blourtchi and seconded by Richard Hostin to accept the October 2021 financials as amended. Motion carried (M/S/C 4-0).

**COMMITTEE REPORTS:**

Technology and Communications Committee: No report at this time.

Architectural Committee: Richard Hostin noted that architectural requests continue to be handled in a timely fashion.

Advisory Committee: No report at this time.

Landscape Committee: Richard Hostin advised that he and Carole Vicens walked Triunfo Canyon Road to review the remaining items on the punch list with Goldenstate Landscape. No further action taken.

**NEW / UNFINISHED BUSINESS:**

CCR Restatement: Board reviewed correspondence from Beaumont Tashjian regarding scheduling a date for the town hall meeting at Glastonbury Park. Board would prefer to hold the town hall meeting during the community social event. PMP will follow up with Beaumont Tashjian on their availability to attend. No further action taken.

Client Alert: Board reviewed legal update from Beaumont Tashjian on bills/laws going into effect January 1, 2022 that may impact the HOA. No action taken.

Community Social Event: PMP has been unable to obtain a formal quote from El Taco for the community social event. As the Board would prefer to hold the town hall meeting with the community event, the January 16<sup>th</sup> date will be pushed back to February 20<sup>th</sup> or March 20<sup>th</sup>, when the weather is warmer. PMP directed to advised Carole Vicens and send out an eblast to the community advising that the January date will be rescheduled.

Beaumont Tashjian Rate Increase: Board reviewed notice from Beaumont Tashjian advising of rate increases for legal counsel, effective January 1, 2022. No action taken.

Maintenance of Channel Land Strip: No update provided. No action taken.

**HOMEOWNER'S FORUM:**

There were no homeowner present in General Session.

**ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:**

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:03PM. The next Board meeting is scheduled for January 5, 2022 via Zoom Meeting.

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Board Member

\_\_\_\_\_  
Date