



Southshore Hills POA

Board of Directors Open Session Meeting Minutes

April 15th, 2019

Grant R. Brimhall Library, Thousand Oaks, CA. 91362

The Southshore Hills POA Open Session meeting was called to order at 6:13 pm on Monday, Monday April 15th, 2019, by President Faith Grant.

I. ROLL CALL

Members Present: Faith Grant - President, Don Johnson – Vice President, Ken Gootkin - Secretary and Jonathan Porter – Treasurer. Marty Breverman – Director at Large. Also present was Suzie Wilson, representing Tandem Property Management and Sandra Gottlieb and Brian Moreno, representing the association’s legal counsel.

II. APPROVAL OF MINUTES

The Board reviewed the open meeting minutes from the February 28th, 2018. A motion was made to approve the minutes. Motion passed unanimously.

APPROVAL OF TREASURER’S REPORT

“In compliance with TITLE 6, Section 5450 (a) of the California Civil Code, all members of the Board of Directors of Southshore Hills Property Owners Association have reviewed all bank reconciliation’ and reserve accounts.”

The Board reviewed the financials for the month of, March 31, 2019. The following account balances are as follows :

Operating Account:	\$ 139,797.66
Reserve Account	\$ 236,597.99
<u>Assessments Receivable</u>	<u>\$ 4,332.39</u>
Total Assets :	\$380,728.04

- Board discussed and requested a copy for review and would like management to mail.
- Lien – the Board reviewed and approved (1) lien due to outstanding balance owed to the association.

IV. GUESTS/OPEN FORUM

Before the members spoke to the Board, legal counsel for the association Sandra Gottlieb spoke regarding the judicial responsibilities that fall upon the Directors which are not limited to, Corporation Codes, Civil Codes and the governing documents. This is a volunteer position and the Board works with the professionals, management and legal counsel to guide them. It is the Board that votes for governance for the spending of the funds, for the association and it is the Board that will enforce. Consistency is required and the Board should follow the “Business Judgement Rule”. All members of the association are titled to a “quiet enjoyment” of the community of which they live and the Board received a petition that they were obligated to address. To “do nothing” is not recommended and the Board did take action when presented with the petition of which the Board contacted legal to assist in doing something. She also gave the Board and outline of Board ethics and management clarified that a Code of Ethics is on file. she went on to discuss the down falls of “Next Door” and that it is a misuse of information and


more a gossip line with no real accountability and should not be a source of association information. Sandra went on to outline the agenda and the reasoning why there must be order in the Board meetings and what the rights of the owners were, discussing the Rule of meeting conduct, located on the back of the agenda and that to keep order and to respect others everyone would be allowed 3 minutes.

Members in good standing are free to speak on any matter of interest to the community. Members must observe Rules of decorum and not disrupt the meeting and/or others that have the floor. Each person has three minutes to speak.

Owners from the community commented on the rental restrictions, discussion of why does one need to have the Board review the lease agreement, legal stated the Board is not interested in the amount of charges, just needs to know who, contact information and if the Rules of the community are supplied and will be followed, length of the contract etc. Some owners were for the rental restrictions and applauded the Board for taking action and others were still concerned. Talk about the upcoming elections and that the nominations cannot be faxed to management and there are no proxies.

The board felt it was necessary to respond to some of the concerns and were assisted with comments from legal.

NEW /OLD BUSINESS AND CORRESPONDENCE

-  A. Rental Restrictions/Collection Policy - Owners showed to this second meeting and there was discussion on the actual policy supplied to the membership with a 30 day review. The Board discussed and reviewed owner written correspondence. A motion was made to approve the Rental Restriction Policy and Collection Policy with the rental fines re-added as submitted. Motion passed 3-1.
- B. Landscaping – Renderings were hung around the room for the membership to view and ask questions during the open forum. The city of TO has approved the renderings but due to time restraints the board was not able to vote and approve the designers drawings, but will hold another meeting.
- C. Managers' Report – Board will view at their own leisure.

V. ADJOURN TO EXECUTIVE MEETING

With no further business for the General Meeting, the meeting was adjourned to Executive session at 7:58 am where the following items were discussed:

- Approval of previous Executive Meeting Minutes
- Delinquency/Collections
- Violations
- Legal



Director/Secretary

5/20/19

Date