

Southshore Hills Property Owners' Association
Board of Directors Meeting
General Session Meeting Minutes
November 4, 2020

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on November 4, 2020, on Zoom Meeting ID 302 033 439. Quorum was established and the meeting was called to order by Carole Vicens at 6:34 PM.

DIRECTORS PRESENT:

Carole Vicens – President
Richard Hostin – Vice President
Kavoos Blourtchi – Treasurer
Jonathan Mason – Secretary
Danny Lupold – Member at Large

DIRECTORS ABSENT:

None at this time

OTHERS PRESENT:

1765 Brooksfall Ct.
2184 Highgate Rd
1685 Bowcliff Terrace
2032 Hillsbury Rd.
2237 Kelmscott Ct
1841 Fallview Rd.

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Matt Bland, CMCA, AMS - Community Asset Manager
Julie Phan, Community Asset Manager

SECRETARY'S REPORT:

A motion was made by Danny Lupold and seconded by Richard Hostin to approve the general meeting minutes from October 7, 2020. Motion carried (M/S/C 5-0-0).

MANAGEMENT REPORT:

The Board of Directors reviewed and discussed the action item tracker. No action was required of the Board of Directors at this time.

TREASURER'S REPORT:

Financial Summary and Recommendations: September 2020 financial summary was reviewed by the Board.

Financial Statements: A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to accept the September 2020 financials. Motion carried (M/S/C 4-0-0).

Lien Approval/Disclosure of Foreclosure: None currently.

COMMITTEE REPORTS:

Technology and Communications Committee: John Soukup was not in attendance to provide an update to the Board.

Architectural Committee: The architectural report prepared by PMP was reviewed by the Board. The updated Architectural Guidelines were sent out for comments.

Advisory Committee: No report at this time.

Landscape Committee: The City of Thousand Oaks have scheduled the removal of the trees for Monday, November 9th. The Board discussed putting up a survey on the website for replacement trees for the medians.

NEW / UNFINISHED BUSINESS:

Restated Governing Documents Review and Update: The Board updated the membership on the next steps for the governing document rewrite. There will be a summary of changes letter drafted by the attorney and mailed out to all members.

Crosswalks Painting – Galstonbury/Highgate at Triunfo: The Board discussed not having information available from the city for the crosswalks.

Update on Median/Tree Removals: The Board provided update to the community regarding the medians which are supposed to be city maintained and tree removal requests proposed to the City of Thousand Oaks.

Maintenance of Channel Land Strip and Monument Easements: Richard is scheduling a walkthrough with the City of Thousand Oaks and the association Landscapers.

Schedule Annual Holiday Party in January: The Board discussed date options for the holiday party and discussed reserving the same space at North Ranch. The holiday party is tentatively scheduled for January 14th, 2021. There is a limit of 40 people for the gathering.

Neighborhood Speed Awareness Program: The association is looking for volunteers to help monitor the speeding throughout Southshore Hills POA/

Welcome Letter to New Owners: The Board has asked for a draft letter from PMP to welcome new homeowners to the association.

HOMEOWNER'S FORUM:

The homeowners in attendance had questions regarding tree removals and notifying homeowners, status of speed bumps, Architectural review process, holiday gathering concerns, comments on the architectural guidelines, and building on highgate.

ADOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

There being no further business before the Board of Directors, the General Session Meeting was adjourned at 7:30 PM. The Next Board meeting is scheduled for December 2, 2020 via Zoom Meeting.

Board Member

Date