

Southshore Hills Property Owners' Association
Board of Directors Meeting
General Session Meeting Minutes
September 1, 2021

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on September 1, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:43PM.

DIRECTORS PRESENT:

Richard Hostin – President
Jonathan Mason – Vice President
Kavoos Blourtchi – Treasurer
Judith Perez – Secretary
Kyle Huynh – Member at Large

DIRECTORS ABSENT:

None

OTHERS PRESENT:

None

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Gayle Piñero, Community Asset Manager, CMCA, AMS

SECRETARY'S REPORT:

A motion was made by Judith Perez and seconded by Richard Hostin to approve the General meeting minutes from July 13, 2021 without revision. Motion carried (M/S/C 5-0).

MANAGEMENT REPORT:

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

Announcement of Executive Session Summary: Counter offer to payment plan, one hearing held, violation report upheld, legal matters and budget prep. A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to deny the SBS payment plan with a counter offer made by the Board, as noted in Executive Session. Motion carried (M/S/C 5-0).

TREASURER'S REPORT:

Delinquency Report: Gayle Piñero reported that no further action was taken against any other homeowners in Executive Session.

Financial Summary: Kavoos Blourtchi noted no concerns with the financial summary as of June & July 2021. No action taken.

Financial Statements: A motion was made by Richard Hostin and seconded by Judith Perez to accept the June & July 2021 financials. Motion carried (M/S/C 5-0).

COMMITTEE REPORTS:

Technology and Communications Committee: No report at this time.

Architectural Committee: Richard Hostin noted that the community has had several letters issued regarding architectural violations and call to hearings will be scheduled for the October board meeting for all those listed as non-compliant. Architectural requests continue to be handled in a timely fashion.

Advisory Committee: No report at this time.

Landscape Committee: A walkthrough with the landscape architect has been scheduled for September 13th at 8:45am. Judith Perez and Carole Vicens have agreed to meet with the architect and PMP.

NEW / UNFINISHED BUSINESS:

Maintenance of Channel Land Strip: Richard Hostin reported that the City of Thousand Oaks is working directly with UgMo to have the HOA’s water controller removed and replaced.

Neighborhood Speed Awareness Program: Board discussed concern of owners regarding the speeding throughout the community. PMP has approached Jim Mashiko with Traffic Engineering to have a speed monitor placed in sections of the community to enforce speed violations. PMP directed to forward a letter prepared by John Shaw to the City of Thousand Oaks regarding the matter as well.

Reserve Study Update: Board reviewed draft reserve update. Kavoo noted he would appreciate more time looking into the report. No action taken; item tabled.

Tax & Audit Service Proposal: Board reviewed tax and audit bids from Newman CPAs. A motion was made by Judith Perez and seconded by Richard Hostin to approve the proposal at a cost of \$1,600.00. Motion carried (M/S/C 5-0).

HOMEOWNER’S FORUM:

One homeowner present. Items discussed—vendor signs, newsletter topics, basketball hoops in driveways, trash can violations, holiday lights and decorations.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

With no further business before the Board of Directors, the General Session Meeting was adjourned at 6:57PM. The next Board meeting is scheduled for October 6, 2021 via Zoom Meeting.

Board Member

Date