



# *Southshore Hills POA*

Board of Directors Meeting  
General Session Meeting Minutes  
September 06, 2023

## **CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on September 06, 2023, via Zoom Meeting ID: 924 7082 0251 Passcode: 26736 and in person at the PMP Management Ventura Division Office. Quorum was established, and the meeting was called to order by Richard Hostin at 6:28 PM.

**DIRECTORS PRESENT:** Richard Hostin – President  
Jonathan Mason – Vice President  
Kavoos Blourtchi – Treasurer  
Judith Perez – Secretary

**DIRECTOR(S) ABSENT:** Danny Lupold – Director at Large

**OTHERS PRESENT:** 2032 Hillsbury

## **PROPERTY MANAGEMENT PROFESSIONALS' REPRESENTATIVES:**

Hannah Lupoli – Community Manager, CMCA

## **SECRETARY'S REPORT:**

A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to approve the General meeting minutes from August 02, 2023 with the edit that the yes votes are 66 and the motion for the CC&R Ballot. Motion Carried. (M/S/C 3-0).

## **MANAGEMENT REPORT:**

PMP Manager reported an executive session was held to discuss violations, hearings, contracts, delinquencies, and legal matters. There were no contracts or proposals for review currently. Executive sessions are closed to the general membership per Civil Code §4935.

## **TREASURER'S REPORT:**

Delinquency Report: Delinquency Report dated 07.31.2023 was not enclosed. No Board action is required at this time.

Financial Summary & Statements: A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to accept the financials for July 2023 as presented, understand that there was a delay in invoice payments throughout the year due to Board member changes and all invoices will be paid in full in September. Motion Carried. (M/S/C 3-0).

Draft 2024 Budget: The Board reviewed the draft budget and made adjustments for management to incorporate. The draft will be revised upon completion of invoice payments and will be reviewed again at the October meeting. No Board action required at this time.

**COMMITTEE REPORTS:**

Technology and Communications Committee: No reports currently.

Architectural Committee: No reports currently.

Landscape Committee: Goldenstate and Landscape committee conducted a site walk. Board suggested regular landscape walks. Per management contract this can constitute as the monthly walk. Once per quarter management is to schedule a landscape walk and inform the Board.

**NEW / UNFINISHED BUSINESS:**

None currently.

**HOMEOWNER'S FORUM:**

None currently.

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

The General Session Meeting was for the evening at 7:02 PM. The next Board meeting is scheduled for October 04, 2023, at 6:30 P.M.



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Board Member

Oct 5, 2023

Date






# 09.06.2023 Southshore Hills POA General Minutes

Final Audit Report

2023-10-05

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