

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
March 2, 2022

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on March 2, 2022, via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:20PM.

**DIRECTORS PRESENT:**

Richard Hostin – President  
Jonathan Mason – Vice President  
Judith Perez – Secretary  
Danny Lupold – Director at Large

**DIRECTORS ABSENT:**

Kavoos Blourtchi – Treasurer

**OTHERS PRESENT:**

No guests; one homeowner present

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Gayle Piñero, Community Asset Manager, CMCA, AMS

**SECRETARY'S REPORT:**

A motion was made by Danny Lupold and seconded by Jonathan Mason to approve the General meeting minutes from February 2<sup>nd</sup> without revision. Motion carried (M/S/C 4-0).

**MANAGEMENT REPORT:**

The Board of Directors reviewed and discussed the action item tracker.

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

**TREASURER'S REPORT:**

Delinquency Report: Gayle Piñero reported that action was taken against one homeowner to move forward with non-judicial foreclosure (697-0-021-215) and approved SBS to proceed with the Notice of Sale. The Board will not entertain any further payment plan requests.

Financial Summary: Approval of the January 2022 financial summary was tabled pending a question on the actual dollar amount versus the budgeted amount. Gayle Pinero will make an inquiry with the Accountant.

Financial Statements: Approval of the January 2022 financial summary was tabled pending a question on the actual dollar amount versus the budgeted amount. Gayle Pinero will make an inquiry with the Accountant.

**COMMITTEE REPORTS:**

Technology and Communications Committee: No report at this time.

Architectural Committee: Gayle Pinero advised that a meeting with the Dunn Edwards representative was scheduled for 4pm on March 8<sup>th</sup> at PMP, to review updated color palettes for the HOA. Richard Hostin and Danny Lupold will attend and request Robert Nio to make the meeting.

Landscape Committee: Gayle Pinero reported that Goldenstate had started the installations of additional plant material in the common area near the large Oak that had partially collapsed on Triunfo Canyon Road.

**NEW / UNFINISHED BUSINESS:**

CCR Restatement: The community has been notified of the town hall scheduled for March 20<sup>th</sup>, and PMP will work with Beaumont Tashjian to get the restated documents out to the membership with ballots before that time. PMP instructed to have Beaumont Tashjian include verbiage that addresses the restriction on lot splitting (SB9). PMP will provide name tags, bring a clipboard and pens to the event.

Dumpster installations: Board reviewed a proposal from Athens Disposal and Quarry Rentals for dumpster installations in April. A motion was made by Danny Lupold and seconded by Judith Perez to accept Athens' proposal to install four 40yd dumpsters at \$210 per container, plus \$67 per ton disposal fees. Motion carried (M/S/C 4-0).

Landscape proposal: The Board reviewed a proposal from Goldenstate Landscape to add trees and plant material in the common area where the large Oak tree partially came down on Triunfo Canyon Road. A motion was made by Jonathan Mason and seconded by Richard Hostin to approve the proposal at a cost not to exceed \$998.00. Motion carried (M/S/C 3-0).

Maintenance of Channel Land Strip: No update provided. No action taken. This item will be removed from the agenda and only addressed with the City when necessary.

**HOMEOWNER'S FORUM:**

There was one homeowner present in General Session, there only to observe the meeting.

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

With no further business before the Board of Directors, the General Session Meeting was adjourned at 6:40PM. The next Board meeting is scheduled for April 6, 2022 via Zoom Meeting.

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date