

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
April 7, 2021

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on April 7, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:32PM.

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

**DIRECTORS ABSENT:** None

**OTHERS PRESENT:**

Brittany Ketchum, Esq.                      Beaumont Tashjian

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Matt Bland, Community Asset Manager, CMCA, AMS, PCAM  
Gayle Pinero, Community Asset Manager, CMCA, AMS

**BOARD REORGANIZATION:**

A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to appoint Grant Miles to serve as Director at Large. The Vice President position is currently vacant. Motion carried (M/S/C 4-0).

A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to reorganize new Board positions. Motion carried (M/S/C 4-0).

President	Richard Hostin
Vice President	Jonathan Mason
Treasurer	Kavoos Blourtchi
Secretary	Judith Perez
Director at Large	Grant Miles

**SECRETARY'S REPORT:**

A motion was made by Kavoos Blourtchi and seconded by Judith Perez to approve the General meeting minutes from February 3, 2021 without revision. Motion carried (M/S/C 4-0).

**MANAGEMENT REPORT:**

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

**TREASURER'S REPORT:**

APN 697-0-023-155 Lien: The Board reviewed the breakdown of fees on the account. A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to approve the lien. Motion carried (M/S/C 4-0).

APN 697-0-021-135 Lien: The Board reviewed the breakdown of fees on the account. A motion was made by Judith Perez and seconded by Kavoos Blourtchi to approve the lien. Motion carried (M/S/C 4-0).

Financial Summary: Matt Bland provided the financial summary as of February 2021. No action taken.

Financial Statements: A motion was made by Jonathan Mason and seconded by Kavoos Blourtchi to accept the February 2021 financials. Motion carried (M/S/C 4-0).

**COMMITTEE REPORTS:**

Technology and Communications Committee: No report at this time.

Architectural Committee: No report at this time. PMP directed to reach out to one homeowner for an expected completion date on an architectural violation.

Advisory Committee: No report at this time.

Landscape Committee: No report at this time.

**NEW / UNFINISHED BUSINESS:**

Maintenance of Channel Land Strip & Monument Easements: Goldenstate Landscape previously approved proposal for planting and irrigation noted as approved outside of meeting. A motion to ratify the approval was made by Jonathan Mason and seconded by Kavoos Blourtchi. Motion carried (M/S/C 4-0).

Restated Governing Documents Review and Update: Brittany Ketchum presided over the Town Hall and provided an update on the CC&R and Bylaws restatement, responding to questions from the homeowners present. Items discussed—staggering board terms and management company credentials.

Welcome Letter Draft: Carole Vicens advised she is not yet done with her revisions to the welcome letter. Item tabled to the May meeting.

Neighborhood Speed Awareness Program: To date only 19 signatures have been obtained. PMP directed to follow up with John Shaw. Item tabled to May meeting.

**HOMEOWNER’S FORUM:**

Three homeowners present. Items discussed—confirmation of dumpster dates (April 30<sup>th</sup> through May 3<sup>rd</sup>), setting up another community event, compliment to the Board on their hard work.

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

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:20PM. The next Board meeting is scheduled for May 5, 2021 via Zoom Meeting.

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Board Member

\_\_\_\_\_  
Date