

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

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on February 2, 2022, via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:30PM.

DIRECTORS PRESENT:

Richard Hostin – President
Jonathan Mason – Vice President
Kavoos Blourtchi – Treasurer
Danny Lupold – Director at Large

DIRECTORS ABSENT:

Judith Perez – Secretary

OTHERS PRESENT:

No guests; two homeowners present

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Gayle Piñero, Community Asset Manager, CMCA, AMS

SECRETARY'S REPORT:

A motion was made by Kavoos Blourtchi and seconded by Danny Lupold to approve the General meeting minutes from January 5th without revision. Motion carried (M/S/C 4-0).

NOTE: Danny Lupold left the meeting at 6:35pm.

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 hearings, violation report upheld, legal matters and delinquencies.

Discussion: Danny Lupold will work with PMP to obtain “kids at play” signs and approach homeowners to display the signs when children are playing outside. This item will be added to the action tracker.

TREASURER'S REPORT:

Delinquency Report: Gayle Piñero reported that was taken against one homeowner in Executive Session for denial of payment plan. Board voted 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: Kavoos Blourtchi noted one concern with the financial summary as of December 2021 and noted that the Goldenstate payments do not appear to have been posted to the reserve account.

PMP will follow up with Accounting. A motion was made by Richard Hostin and seconded by Jonathan Mason to approve the financial summary for December 2021. Motion carried (M/S/C 3-0).

Financial Statements: A motion was made by Kavoo Blourtchi and seconded by Jonathan Mason to accept the December 2021 financials as amended. Motion carried (M/S/C 3-0).

COMMITTEE REPORTS:

Technology and Communications Committee: No report at this time.

Architectural Committee: Richard Hostin noted that architectural requests continue to be handled in a timely fashion, and violations appeared to be going down. Danny Lupold and Robert Nio met with PMP and the Dunn Edwards representative to continue discussions on changing and/or updating the color palettes for the HOA. Gayle Piñero advised that the Dunn Edwards rep had updated the current color palettes, and was visiting surrounding communities to provide renderings with her recommendations. No further action taken.

Landscape Committee: Gayle Pinero presented Eric Crisman's emailed report to the Board and owners present:

Met with Robert from Golden State (and Carole) before the holidays. Disappointed in man hours spent and mediocre results. There was a flurry of activity, resulting in re-planting on the two islands, re-planting/weeding of the Highgate monument area, and, Triunfo Canyon "Slope" maintenance.

Are we happy? Definite improvement from the past, but, frustrating to see a more gradual evolution than we had hoped. Golden State needs constant supervision, but, cannot micro-manage their labor. In the end, they need to put in more hours to achieve max results. (this seems to be an issue with Landscape Companies in general). Now we await Spring to get a better idea of growth, plant selection and maintenance. (and, to evaluate Golden State going forward).

The Board directed PMP to advise Goldenstate Landscaping of their grievance with the quality of service. The Board will not take any action to terminate the contract at this time.

NEW / UNFINISHED BUSINESS:

CCR Restatement: The community will be notified of the town hall scheduled for March 20th, and PMP will work with Beaumont Tashjian to get the restated documents out to the membership with ballots before that time.

Dumpster installations: PMP advised that Waste Management no longer handles dumper installations, as service has now transferred over to Athens Disposal Services. PMP requested a quote from Athens, which had not yet been received at the time of the meeting. PMP obtained a quote for 3 dumpsters from Quarry Rentals in the amount of \$1905.00. This item was tabled pending additional bids, and PMP was directed to obtain quotes to install 3 or 4 dumpsters at the end of April.

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 were two homeowners present in General Session. Items discussed – architectural application process for approval. One owner thanked the Board for their hard work.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:07PM. The next Board meeting is scheduled for March 2, 2022 via Zoom Meeting.

Richard Hstin

Board Member

Mar 3, 2022

Date

Signature: Richard Hostin
Richard Hostin (Mar 3, 2022 07:34 PST)

Email: rhostin521@gmail.com






02.02.2022 Southshore Hills POA General Minutes Approved 03.02.2022

Final Audit Report

2022-03-03

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