

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
November 3, 2021

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on November 3, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:34PM.

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

**DIRECTORS ABSENT:** Judith Perez – Secretary

**OTHERS PRESENT:** None

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Gayle Piñero, Community Asset Manager, CMCA, AMS

**SECRETARY'S REPORT:**

A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to approve the General meeting minutes from October 6, 2021 without revision. Motion carried (M/S/C 3-0).

**MANAGEMENT REPORT:**

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

Announcement of Executive Session Summary: Gayle Pinero announced items discussed in executive session to include violation report upheld, legal matters and new collection policy.

**TREASURER'S REPORT:**

Delinquency Report: Gayle Piñero reported that was taken against one homeowner in Executive Session for payment plan. Board voted for non-judicial foreclosure (697-0-021-215) and approved SBS to proceed with the Notice of Sale.

Financial Summary: Kavoos Blourtchi noted no concerns with the financial summary as of September 2021 and announced month end balances for the operating and reserve accounts for those in attendance. No action taken.

Financial Statements: A motion was made by Kavoos Blourtchi and seconded by Richard Hostin to accept the September 2021 financials. Motion carried (M/S/C 3-0).

**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 hearings scheduled for December. Architectural requests continue to be handled in a timely fashion.

Advisory Committee: No report at this time.

Landscape Committee: Carole Vicens reported that she would be following up with Goldenstate Landscape on the weekly man hours allotted to the community. Proposal reviewed should omit tree removals on Highgate. PMP will follow up for the on the revised proposal.

**NEW / UNFINISHED BUSINESS:**

Budget 2022: PMP presented revised draft budget for 2022. A motion was made by Richard Hostin and seconded by Jonathan Mason to approve the budget, keeping dues for 2022 at \$650 annually. Motion carried (M/S/C 3-0).

Reserve Study Update: Board reviewed final update from Reserve Studies, Inc. A motion was made by Kavoos Blourtchi and seconded by Richard Hostin to approve the study, noting that the Board will opt not to fund the reserves in 2022 as the HOA is already 311% over funded. Motion carried (M/S/C 3-0).

Community Social Event: PMP presented quotes from In-N-Out and Tacos Mi Amor for food truck services in January 2022. Item tabled pending a formal quote to be request from El Taco, the vendor used in the last social event.

Landscape Proposal: Board reviewed Goldenstate’s proposal for additional landscape materials at the medians. A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to approve the proposal, minus \$2,400 for tree removals. Motion carries (M/S/C 3-0).

Maintenance of Channel Land Strip: No update provided. Richard Hostin will contact the City again to ask about the removal of the controllers as well as maintenance of the trees, and provide an update to the Board at the December meeting.

**HOMEOWNER’S FORUM:**

Three homeowners present. Items discussed—no items of concern presented.

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

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:02PM. The next Board meeting is scheduled for December 1, 2021 via Zoom Meeting.

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Board Member

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Date