

Southshore Hills Property Owners' Association
Board of Directors Meeting
General Session Meeting Minutes
January 5, 2022

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on January 5, 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
Judith Perez – Secretary
Danny Lupold – Director at Large

DIRECTORS ABSENT:

None

OTHERS PRESENT:

AJ Jahanian, Beaumont Tashjian

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Gayle Piñero, Community Asset Manager, CMCA, AMS

SECRETARY'S REPORT:

A motion was made by Danny Lupold and seconded by Kavoos Blourtchi to approve the General meeting minutes from December 9, 2021 without revision. Motion carried (M/S/C 5-0).

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 hearings, violation report upheld, legal matters and delinquencies.

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 and provide the Board with a status on the account.

Financial Summary: Kavoos Blourtchi noted one concern with the financial summary as of November 2021 and noted that the Goldenstate payments should be posted to the reserve account. PMP will make the transfer to reflect the correct GL posting. A motion was made by Danny Lupold and seconded by Richard Hostin to approve the financial summary for November 2021. Motion carried (M/S/C 5-0).

Financial Statements: A motion was made by Kavoos Blourtchi and seconded by Danny Lupold to accept the November 2021 financials as amended. Motion carried (M/S/C 5-0).

Excess Funds: A motion was made by Kavoo Blourtchi and seconded by Danny Lupold to allow any excess funds in the 2021 fiscal year end to roll over into the 2022 operating account. Motion carried (M/S/C 5-0).

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. Danny Lupold and Robert Nio will meet with PMP and the Dunn Edwards representative to start discussion on changing and/or updating the color palettes for the HOA.

Advisory Committee: No report at this time. PMP directed to remove this item from future agendas.

Landscape Committee: Richard Hostin advised that Carole Vicens had made suggestions for additional planting in the area where part of the Oak tree had come down on Triunfo Canyon Road. PMP forwarded Carole's recommendations to Goldenstate and requested a proposal for review by the Board at the February meeting. PMP directed to ask the Christman's if they would be available to attend the February meeting as well.

NEW / UNFINISHED BUSINESS:

CCR Restatement: Board reviewed correspondence from Beaumont Tashjian regarding scheduling a date for the town hall meeting at Glastonbury Park. Board would prefer to hold the town hall meeting during the community social event. Event has been rescheduled to Sunday, March 20th. Cost for a lawyer from Beaumont Tashjian to attend the event is \$380.00 per hour. A motion was made by Richard Hostin and seconded by Danny Lupold to approve the hourly rate as proposed by Beaumont Tashjian. Motion carried (M/S/C 5-0).

Client Alert SB9: AJ Jahanian was present to discuss the parameters surrounding SB9 in regards to lot splitting. AJ explained that the bill does not override HOA restrictions; it simply amends government code. The author of the bill confirmed in writing that the bill was not created to restrict HOA's from denying lot splitting. AJ explained that the current governing documents do have verbiage that prevents owners from splitting their lots, but the verbiage should be amended to strengthen the language and intent of the HOA, not allowing an owner to split a lot without architectural approval from the committee and/or Board of Directors.

Community Social Event: PMP presented a formal quote from El Taco for the community social event in the amount of \$910 for a food truck on March 20th between the hours of 11am and 3pm. A motion was made by Kavoo Blourtchi and seconded by Danny Lupold to approve the proposal. Motion carried (M/S/C 5-0).

Maintenance of Channel Land Strip: No update provided. No action taken.

HOMEOWNER'S FORUM:

There were two homeowners present in General Session. No items of concern were brought before the Board.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:15PM. The next Board meeting is scheduled for February 2, 2022 via Zoom Meeting.

Richard Hostin

Board Member

Feb 3, 2022

Date

Signature: *Richard Hostin*
Richard Hostin (Feb 3, 2022 07:49 PST)

Email: rhostin521@gmail.com






01.05.2022 Southshore Hills POA General Minutes Approved 02.02.2022

Final Audit Report

2022-02-03

Created:	2022-02-03
By:	Gayle Pinero (gpinero@pmpmanage.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeQ7ppPAmxkeiikhxCJG2Z1Mu8evA4BGX

"01.05.2022 Southshore Hills POA General Minutes Approved 02.02.2022" History

-  Document created by Gayle Pinero (gpinero@pmpmanage.com)
2022-02-03 - 5:44:16 AM GMT- IP address: 99.96.53.201
-  Document emailed to Richard Hostin (rhostin521@gmail.com) for signature
2022-02-03 - 5:44:46 AM GMT
-  Email viewed by Richard Hostin (rhostin521@gmail.com)
2022-02-03 - 3:48:42 PM GMT- IP address: 47.151.199.194
-  Document e-signed by Richard Hostin (rhostin521@gmail.com)
Signature Date: 2022-02-03 - 3:49:22 PM GMT - Time Source: server- IP address: 47.151.199.194
-  Agreement completed.
2022-02-03 - 3:49:22 PM GMT