

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
October 6, 2021

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on October 6, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:39PM.

**DIRECTORS PRESENT:**

Richard Hostin – President  
Jonathan Mason – Vice President  
Kavoos Blourtchi – Treasurer  
Judith Perez – Secretary

**DIRECTORS ABSENT:**

Kyle Huynh – Member at Large

**OTHERS PRESENT:**

None

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Gayle Piñero, Community Asset Manager, CMCA, AMS

**SECRETARY'S REPORT:**

A motion was made by Judith Perez and seconded by Kavoos Blourtchi to approve the General meeting minutes from September 1, 2021 without revision. Motion carried (M/S/C 4-0).

**MANAGEMENT REPORT:**

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

Announcement of Executive Session Summary: Counter offer to payment plan, 3 hearings held, violation report upheld, legal matters and budget prep.

**TREASURER'S REPORT:**

Delinquency Report: Gayle Piñero reported that was taken against one homeowner in Executive Session for payment plan.

Financial Summary: Kavoos Blourtchi noted no concerns with the financial summary as of August 2021. No action taken.

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

**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 call to hearings scheduled at this board meeting for all those listed as non-compliant. Architectural requests continue to be handled in a timely fashion.

Advisory Committee: No report at this time.

Landscape Committee: Carole Vicens reported that she'd met with the landscape designer Isabel Moritz and with Robert Olson of Goldenstate Landscaping twice. Plants that have died since their installation will be removed and replaced free of charge. Carole will schedule a 3<sup>rd</sup> walkthrough once the plant punch list is completed by Goldenstate. Carole also advised that the Chrismans are back in town and would like to resume as the landscape committee.

**NEW / UNFINISHED BUSINESS:**

Budget 2022: PMP presented draft budget for 2022, recommending an annual increase of \$665. Richard Hostin asked the board members to review the draft and send in their recommendations on which line items to revise in 3 weeks. Tabled to November meeting.

Community Social Event: Carole Vicens reported that the community social will be scheduled for January 16, 2022. Carole and Kyle Huynh will look into costs for a taco truck or an In-N-Out food truck. Tabled to November meeting.

Maintenance of Channel Land Strip: Richard Hostin reported that the City of Thousand Oaks is working directly with UgMo to have the HOA's water controller removed and replaced, and he plans to follow up with them for a status on the controller removals.

Neighborhood Speed Awareness Program: Board discussed concern of owners regarding the speeding throughout the community. PMP has approached Jim Mashiko with Traffic Engineering to have a speed monitor placed in sections of the community to enforce speed violations. Richard Hostin and Gayle Pinero will check on possible locations during their next drive through of the community.

Reserve Study Update: Board reviewed draft reserve update. No action taken; item tabled.

**HOMEOWNER'S FORUM:**

Three homeowners present. Items discussed—quarterly newsletter, landscape committee, street resurfacing, speed limit signs, planting bare areas along Triunfo Canyon Road.

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

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:28PM. The next Board meeting is scheduled for October 6, 2021 via Zoom Meeting.

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Board Member

\_\_\_\_\_  
Date