

Southshore Hills Property Owners' Association  
Board of Directors Meeting  
General Session Meeting Minutes  
July 13, 2021

**CALL TO ORDER:**

The General Session Meeting of Southshore Hills Property Owners' Association was held on July 13, 2021 via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:43PM.

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

**DIRECTORS ABSENT:** Grant Miles – Member at Large

**OTHERS PRESENT:** Les Winberg

**PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:**

Gayle Piñero, Community Asset Manager, CMCA, AMS

**RECONVENED ANNUAL MEETING:**

The Ballot Box reported that only 39 ballots were received to date and quorum had not been met. A motion was made by Richard Hostin and seconded by Jonathan Mason to call the meeting and keep the Board as is. Motion carried (M/S/C 4-0).

**SECRETARY'S REPORT:**

A motion was made by Judith Perez and seconded by Richard Hostin to approve the General meeting minutes from June 2, 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.

**TREASURER'S REPORT:**

Delinquency Report: Gayle Piñero reported that no action was taken against any homeowners in Executive Session.

Notice of Sale: Gayle Pinero advised the Board of the Notice of Sale for APN: 697-0-021-215. Board approved action taken by SBS Lien Services to handle collection matters on the account. A motion was made by Richard Hostin and seconded by Kavoos Blourtchi to approve non-judicial foreclosure and authorize SBS to publish and record the notice of sale. Motion carried (M/S/C 4-0).

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

Financial Statements: A motion was made by Richard Hostin and seconded by Kavous Blourtchi to accept the May 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 Architectural Committee’s response time to requests has been exceptional and thanked the members for their quick responses to homeowners and to Management.

Advisory Committee: No report at this time.

Landscape Committee: Richard Hostin reported that Goldenstate Landscape had been delayed but would be back onsite on July 19<sup>th</sup> to continue with the landscaping project.

**NEW / UNFINISHED BUSINESS:**

Banking options: Judith Perez reported on local banking options for the HOA and compared interest rates for brick and mortar banks versus online banks. Judith is still waiting for information from Bank of the West. A decision on this item was tabled pending further information to be obtained, which Judith will report on at the August 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.

Neighborhood Speed Awareness Program: Board discussed concern of owners regarding the speeding throughout the community. The Board would like to continue addressing the issue and directed PMP to prepare a letter to the City requesting speed limit signs and stronger enforcement of speeding.

**HOMEOWNER’S FORUM:**

Two homeowners present. Items discussed—notice of meetings in email blast, schedule of site inspections by Management and the architectural committee, signs left out by contractors, basketball hoop locations, the Annual Election process and landscaping decisions.

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

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:16PM. The next Board meeting is scheduled for July 7, 2021 via Zoom Meeting.

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Board Member

\_\_\_\_\_  
Date