

Southshore Hills Property Owners' Association
Board of Directors Meeting
General Session Meeting Minutes
June 8, 2022

CALL TO ORDER:

The General Session Meeting of Southshore Hills Property Owners' Association was held on June 8, 2022, via Zoom. Quorum was established, and the meeting was called to order by Richard Hostin at 6:45PM.

DIRECTORS PRESENT: Richard Hostin – President
Jonathan Mason – Vice President
Judith Perez – Secretary
Kavoos Blourtchi – Treasurer
Danny Lupold – Director at Large

DIRECTORS ABSENT: None

OTHERS PRESENT: John Soukup- Homeowner/ Association Webmaster

PROPERTY MANAGEMENT PROFESSIONALS REPRESENTATIVES:

Hannah Lupoli, Associate Community Asset Manager

SECRETARY'S REPORT:

A motion was made by Judith Perez and seconded by Kavoos Blourtchi to approve the General meeting minutes from April 6, 2022, 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: Hannah Lupoli announced items discussed in executive session to include violation hearing decisions, violation report upheld, legal matters and delinquencies.

TREASURER'S REPORT:

Delinquency Report: No item to report. No action required.

Financial Summary: Kavoos Blourtchi reported no discrepancies for March and April 2022 financial statements.

Financial Statements Kavoos Blourtchi made a motion to approve the March 2022 and April 2022 financial statements as presented and seconded by Danny Lupold. Motion carried (M/S/C 5-0).

COMMITTEE REPORTS:

Technology and Communications Committee: No report at this time.

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Architectural Committee: Onsite meeting with Kathy Barris, Dunn Edwards to be rescheduled with architectural committee. PMP to send an email to the ARC and Kathy Barris, to coordinate scheduling a meeting.

Landscape Committee: Richard Hosin provided landscape updates. He will be meeting with the landscaper on 06/09 to discuss irrigation.

NEW / UNFINISHED BUSINESS:

CCR Restatement: Community event was on June 5th. The Board requested that PMP send a letter to homeowners who have not responded.

Annual Meeting Proposals: A motion was made by Richard Hosin and seconded by Johnathan Mason to approve the proposal from the Ballot Box for a Virtual Meeting Only in the amount of \$690.00/\$990.00 with reconvened date. Motion carried (M/S/C 5-0).

Reserve Study Proposals: A motion was made by Richard Hosin and seconded by Kavoos Blourtchi to approve the proposal from Reserve Studies Inc. in the amount of \$800.00. Motion carried (M/S/C 5-0)

Goldenstate Landscape Fuel Surcharge Fees: Hannah Lupoli to find information regarding this notice and report to the Board by email.

Water Restrictions: Hannah Lupoli to send John Soukup a copy of the associations water restriction notices to be sent to John Soukup to post to association website.

Landscape Specifications: Board motioned to table the Gothic Landscape proposal for landscaping services until further notice.

HOMEOWNER'S FORUM:

John announced that the community's website domain company wix.com has increased their price to \$530.00.

It was discussed posting a community newsletter to the website every quarter, when possible. Board and Webmaster to create and post.

ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:

With no further business before the Board of Directors, the General Session Meeting was adjourned at 7:20 PM. The next Board meeting is scheduled for July 6, 2022, via Zoom Meeting.

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Richard Hostin
Richard Hostin (Jul 7, 2022 15:35 PDT)

Board Member

Jul 7, 2022

Date

DRAFT MINUTES






Southshore Hills -06.08.2022 Minutes for signature General Minutes

Final Audit Report

2022-07-07

Created:	2022-07-07
By:	Hannah Lupoli (hlupoli@pmpmanage.com)
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