

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
September 30, 2024 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:34 PM.

2. ROLL CALL

Dick Hostin made a motion to appoint the officer positions listed below. Kavoo Blourtchi seconded and the motion carried unanimously.

Present:

Dick Hostin	President/Treasurer
Jonathan Mason	Vice President
Kavoo Blourtchi	Treasurer
Danny Lupold	Member at Large
Tami Chavin, PCAM	Community Property Management
Kai Seymore	Recording Secretary

3. HOMEOWNER FORUM - No homeowners were present.

4. MOTION CONSENT CALENDAR

Danny Lupold made a motion to approve items A and B as presented. Kavoo Blourtchi seconded and the motion carried unanimously.

A. Approval of Minutes from Meeting on August 21, 2024

B. Manager's Report: Information Only

- Escrow Report:** 1766 Bowcliff Terrace (08/27), 2199 Highgate Rd (09/04), 1782 Brookfall Ct. (09/23)
- Delinquency Report:** No action
- Violation Report:** Not actionable at this time.

5. COMMITTEE REPORTS

A. Architectural Committee: *Dick Hostin, Danny Lupold and Robert Nio*

Nothing to report

B. Landscape Committee: *Danny Lupold and Robert Nio*

Nothing to report

C. Tech Committee: *John Soukup*

Nothing to Report

6. UNFINISHED BUSINESS

None at this time.

7. NEW BUSINESS

A. 2025 Budget

Kavoo Blourtchi made a motion to approve the 2025 budget with a monthly assessment of \$650 per unit (a decrease of \$75 from the 2024 assessment). Dick Hostin seconded and the motion carried 4-0.

B. Financial Review

Judith Perez made a motion to approve the proposal from Newman and Associates to perform a review at the cost of \$1,400.00. Kavoo Blourtchi seconded and the motion carried unanimously.

C. PMP June 2024 Invoice

CPM to reach out to PMP to negotiate the removal of miscellaneous fees.

8. NEXT MEETING/ADJOURN

The meeting was adjourned at 6:20 PM. The next board meeting is scheduled for Monday, November 4, 2024, at 5:00 PM via Zoom.