

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting

August 21, 2024 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:35 PM.

2. ROLL CALL

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

Present:

Dick Hostin	President/Treasurer
Jonathan Mason	Vice President
Kavoos Blourtchi	Treasurer
Danny Lupold	Member at Large
Chelsi Rueter, CCAM, PCAM	Community Property Management
Kai Seymore	Recording Secretary

3. ANNUAL MEETING RESULTS

At the Annual Meeting held on July 10, 2024, Dick Hostin and Jonathan Mason were elected to the board for a term of one year and the IRS Resolution 70-604 passed with the majority in favor.

4. APPOINTMENT OF DIRECTORS

The board appointed the following members to 3 (three) vacant 1year positions:

- Kavoos Blourtchi
- Judith Perez
- Danny Lupold

5. ORGANIZATIONAL

The Board voted unanimously to assign the following rolls: President, Vice President, Treasurer, Secretary and Member at Large.

6. HOMEOWNER FORUM

None at this time.

7. MOTION CONSENT CALENDAR

Judith Perez made a motion to approve items A - C as presented. Kavoos Blourtchi seconded and the motion carried unanimously.

A. Approval of Minutes from Meeting on July 3, 2024

B. Approval of Minutes from Executive Meeting on July 3, 2024

C. Manager's Report: Information Only

1. Escrow Report: 1798 (Closed: 6/25/24), 1936 (Closed: 7/15/24), 2335 (Closed: 7/30/24)

8. COMMITTEE REPORTS

The board unanimously appointed the committee members listed below.

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

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

Nothing to report

C. Tech Committee: *John Soukup*

Nothing to Report

9. UNFINISHED BUSINESS

None at this time.

10. NEW BUSINESS

A. Delinquency Report

Pending

B. Insurance Renewal

Kavoos Blourtchi made a motion to approve the current proposal from Cline Agency Renewing 8/28/24 at a cost of \$6,747. Danny Lupold seconded and the motion carried unanimously.

C. Back Flow

All 4 (Four) back flows have been tested and passed.

11. NEXT MEETING/ADJOURN

The meeting was adjourned at 5:58PM. The next board meeting is scheduled for Monday, September 30, 2024, at 5:30 PM via Zoom.