

SOUTHSHORE HILLS

Property Owners' Association

MINUTES OF THE REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, September 3, 2026 | Held via Zoom Video Conference

1. CALL TO ORDER

The Regular Session Meeting was called to order at 5:30 p.m. by President Danny Lupold.

2. ROLL CALL

Directors Present

Danny Lupold	President
Jonathan Mason	Vice President
Kavoos Blourtchi	Treasurer
Judith Perez	Secretary
Dick Hostin	Member at Large

Also Present

Kai Seymore	Community Property Management
John Soukup	Tech Committee

A quorum of the Board was present.

3. EXECUTIVE SESSION ANNOUNCEMENT

No executive session has been held since the last board meeting.

4. HOMEOWNER FORUM

John Soukup was present to observe the meeting and was given the opportunity to ask questions and raise any concerns. He stated that he was in favor of basketball hoops as a way for children to get outside and play.

5. MOTION CONSENT CALENDAR

A motion was made by Dick Hostin, seconded by Danny Lupold, to approve the Motion Consent Calendar Items A–C as presented. The motion carried with all in favor.

A. Approval of Minutes

The minutes of the July 1, 2026 Regular Session meeting were approved as presented.

B. Treasurer's Report

The Board reviewed the Treasurer's Report, including the operating and reserve account statements, bank statements and reconciliations, current year actual income and expenses compared to budget, check registers, general ledger, and delinquent assessment receivable report, and approved future monthly expenditures by CPM of \$10,000 or more as required for the Association to operate.

Period	Operating Fund	Reserve Fund	Total
July 2026	\$25,498.84	\$133,535.22	\$159,034.06
August 2026	\$16,604.58	\$134,187.77	\$150,792.35

C. Manager's Report - Received for information only; no discussion or action necessary

Dick Hostin expressed concern regarding timely lien processing and requested follow-up on a pending lien matter; Kai Seymore will follow up with the collections department regarding the lien filing process for the delinquent homeowner.

6. COMMITTEE REPORTS

A. Architectural Committee — Dick Hostin, Danny Lupold & Robert Nio

Nothing to report.

B. Landscape Committee — Eric & Cathy Crisman & Carol Vicens

Nothing to report.

C. Tech Committee — John Soukup

John Soukup reported on the website meeting calendar, noting that it automatically schedules meetings for the first Wednesday of each month and can be adjusted if meeting dates change, and confirmed that member agendas can be posted upon request. John Soukup will update the website calendar upon email notification if the board meeting schedule changes.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS

A. Ratification of Landscape Repairs — Goldenstate Landscapes

The Board ratified landscape and irrigation repairs completed by Goldenstate Landscapes and approved between meetings by President Danny Lupold — Triunfo Slope Lateral Repair (#677, \$215.00), PGP Rotor Replacement (#726, \$210.00), and Lateral Line Repair – Highgate (#738, \$416.00), totaling \$841.00. Dick Hostin motioned, Danny Lupold seconded, and the motion carried with all in favor.

B. Chinese Flame Tree Replacement — Goldenstate Landscapes

The Board reviewed two proposals to replace the declining Chinese Flame Tree in the island planter — a 15-gallon specimen (#692, \$274.00) and a 24-inch box specimen (#693, \$630.00) — and selected the 24-inch box tree. Kavoo Blourtchi motioned to approve the 24-inch box Chinese Flame Tree at \$630.00; Dick Hostin seconded, and the motion carried with all in favor. Kai Seymore will submit a work order to Goldenstate Landscapes for the tree replacement.

C. CPA — Audit / Review and Tax Services

The Board reviewed proposals for audit or review and tax return preparation services for the fiscal year ended December 31, 2026 and determined that a full audit was not required. Danny Lupold motioned to engage Newman CPA to provide Review and Tax return preparation services at \$1,500; Dick Hostin seconded, and the motion carried with all in favor.

D. Workers' Compensation Insurance

The Board discussed The Hanover Insurance Group renewal for Workers' Compensation Policy WZ3 M133669 (term August 28, 2026 through August 28, 2027; premium \$368.00 due October 27, 2026). Kavoo Blourtchi motioned to allow the Association's workers' compensation insurance coverage to lapse; Danny Lupold seconded, and the motion carried with all in favor.

9. VIOLATION LOG

Danny Lupold motioned to uphold the violation #77702 as presented below. Dick Hostin seconded and the motion carried with all in favor.

Violation #	Nature of Violation	Fine	Verdict
77702	Trash / Trash Can Storage – 2nd Notice	\$100.00	Upheld

10. ADJOURNMENT / NEXT MEETING

The meeting adjourned at 6:27 PM. The next regular Board meeting is scheduled for Wednesday, October 7, 2026 at 5:30 PM via Zoom Video Conference.