

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
July 1, 2026 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Present:

Danny Lupold	President
Jonathan Mason	Vice President
Judith Perez	Secretary
Dick Hostin	Member at Large
Kai Seymore	Recording Secretary

Absent:

Kavoos Blourtchi	Treasurer
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3. EXECUTIVE SESSION ANNOUNCEMENT

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

4. HOMEOWNER FORUM

No homeowners were present.

5. MOTION CONSENT CALENDAR

Danny Lupold made a motion to approve items A through C as presented. Dick Hostin seconded and the motion carried unanimously.

A. Approval of Minutes from Meeting on May 6, 2026

B. Treasurer's Report for the Period of May - June 2026

The Board of Directors has reviewed monthly for the operating and reserve accounts, the bank statements and reconciliations, current year's actual income and expenses compared to the current year's budget, check registers, general ledger and delinquent assessment receivable report.

The Board of Directors approves future monthly expenditures by CPM on behalf of the Association, of \$10,000 or more from either the operating or reserve account to pay, based upon the Association's approved budget, Board-approved contracts calling for monthly or progress payments and any other expenditures as required for the Association to operate.

	<u>OPERATING FUND</u>	<u>RESERVE FUND</u>	<u>TOTAL</u>
May Ending Balance	\$43,358.13	\$132,243.65	\$175,601.78
June Ending Balance	\$37,229.67	\$132,894.38	\$170,124.05

C. Manager's Report: *Information only – No discussion or action necessary*

1. Delinquency Report - No action needed.

6. COMMITTEE REPORTS

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

Nothing to report.

B. Landscape Committee: *Eric Crisman, Cathy Crisman and Carol Vicens*

Nothing to Report.

- C. Tech Committee:** *John Soukup*
Nothing to Report.

7. OLD BUSINESS - None at this time.

8. NEW BUSINESS

A. Main Slope Oak Tree – Triunfo Canyon

The Board reviewed the proposal's provided to prune the oak tree on the main slope. Danny Lupold motioned to approve the Treescapes proposal for \$1,500, Dick Hostin seconded the motion and it passed with all in favor.

B. Violation Log

A motion was made by Dick Hostin to uphold the following verdicts. Jonathan Mason seconded and the motion carried 4-0.

<u>Street</u>	<u>Violation #</u>	<u>Date</u>	<u>Status</u>
Bayside Ct.	70123	05/21/26	Uphold and Remove Fine
Bowcliff	72171	06/09/26	Uphold and Remove Fine
Bowcliff	71770	06/01/26 06/09/26	Uphold All Uphold All
Brooksfall	69772	05/07/26	Uphold and Remove Fine
Highgate	69701	05/05/26	Uphold and Remove Fine
Hillsbury	69766	05/07/26	Uphold
Woodburn	69699	05/05/26	Uphold and Remove Fine

8. ADJOURN/NEXT MEETING

The meeting was adjourned at 6:00 PM. The next board meeting is scheduled for Wednesday, August 5, 2026, at 5:30 p.m. via Zoom.