SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
July 2, 2025 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:34 P.M.

2. ROLL CALL

Present:

Jonathan Mason	Vice President
Kavoos Blourtchi	Treasurer
Judith Perez	Secretary
Danny Lupold	Member at Large
Kai Seymore	Community Property Management

Absent:
Dick Hostin

3. HOMEOWNER FORUM

- *Mark and Carolyn Mitchell* were present to discuss a pine tree in their yard, which they would like to remove due to the excessive needles, sap, and unusually large pine cones it sheds. They plan to submit an architectural application within the next few days.

- *Douglas Jaqua* was in attendance as an observer of the meeting.

4. MOTION CONSENT CALENDAR

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

A. Approval of Minutes from Meeting on May 7, 2025

B. Treasurers Report

	Operating Fund	Reserve Fund	Total
May Ending Balance	$55,425.58	$136,321.43	$191,747.01
June Ending Balance	$46,961.42	$136,331.73	$183,239.15

5. 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

6. UNFINISHED BUSINESS

There are no matters to address at this time.

7. NEW BUSINESS

A. Delinquency Report:

The Board reviewed the delinquency report and lien approval request. Kavoos Blourtchi made a motion to obtain confirmation of the lien fee prior to making a decision. Danny Lupold seconded the motion, and it carried 4-0.

B. Violation Log

Danny Lupold made a motion to uphold all violations, Kavoos seconded and the motion carried unanimously.

8. ADJOURN/NEXT MEETING

Meeting adjourned at 6:10 p.m. The next meeting is scheduled for Wednesday, August 27, 2025, at 5:30 p.m. via Zoom.