

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

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

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:31 PM.

2. ROLL CALL

Present:

Dick Hostin	President/Treasurer
Kavoos Blourtchi	Treasurer
Judith Perez	Secretary
Danny Lupold	Member at Large
Kai Seymore	Community Property Management

3. HOMEOWNER FORUM

None present.

4. MOTION CONSENT CALENDAR

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

A. Approval of Minutes from Meeting on March 5, 2025

B. Treasurers Report

	Operating Fund	Reserve Fund	Total
March Ending Bal.	\$11,138.21	\$201,469.12	\$212,607.33

C. Manager's Report

1. Escrow Report:

Open Escrow's	Closed Escrow's
2231 Kelmscott Ct. (01/23)	2135 Highgate Rd. (01/17)
2228 Windbrook Ct. (01/13)	
2224 Kelmscott Ct. (01/09)	

2. Goldenstate Landscape Bids

1. Bid to remove one (1) juniper tree that is blocking the sidewalk along Triunfo Canyon Rd. - \$585
2. Bid to plant ground cover and trees along Triunfo Canyon Rd. - \$2,060

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

A. Proposed Rule Change:

The Board reviewed verbiage for the proposed amendment in regards to portable basketball hoops. Dick Hostin made a motion, Judith Perez seconded and all were in favor to make the following change:

“Portable basketball hoops will be considered for temporary approval through a course of action that includes surrounding neighbor’s agreement. Board approval must be obtained prior to any basketball hoops being placed in the street or on sidewalks.”

7. NEW BUSINESS

A. Landscape

1. Danny Lupold made a motion to approve the bid from Goldenstate Landscape for sprinkler and controller repair for \$523. Judith Perez seconded and the motion carried unanimously.
2. Dick Hostin made a motion to approve the bid from Goldenstate Landscape for Mulch Installation on Triunfo Canyon for \$1,980. Judith Perez seconded and the motion carried unanimously.

B. Violation Log

Danny Lupold made a motion to uphold all violations as well as remove fines for 1st time violations and reduce fine for 2nd time violations to \$250. Dick Hostin seconded and the motion carried unanimously.

<u>Address</u>	<u>Homeowner</u>	<u>Violation #</u>	<u>Offense</u>	<u>Level</u>	<u>Fee</u>	<u>Verdict</u>
2169 Highgate Rd	Alberti	38368	Tree Maint.	1st	\$250	Uphold & Remove Fine
2169 Highgate Rd	Alberti	“ “	“ “	2nd	\$500	Uphold & Reduce Fine To \$250
2169 Highgate Rd	Alberti	39702	Trash Cans	1st	\$250	Uphold & Remove Fine

8. ADJOURN/NEXT MEETING

Meeting adjourned at 5:49 p.m. The Board may adjourn into Executive session if needed to discuss legal matters, member discipline, third party contracts, personnel, and/or collection matters. The next meeting is scheduled for Wednesday, May 7, 2025, at 5:30 p.m. via Zoom.