SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
May 7, 2025 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER
The meeting was called to order at 5:37 PM.

2. ROLL CALL
Present:

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

Absent:

Jonathan Mason	Vice President

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 April 2, 2025

B. Treasurers Report

	Operating Fund	Reserve Fund	Total
April Ending Bal.	$2,313.24	$201,469.28	$203,782.52

C. Manager's Report

1. Escrow Report:

Open Escrow's	Closed Escrow's
	2224 Kelmscott Ct.
	2231 Kelmscott Ct.
	2228 Windbrook Ct.

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. Revised Basketball Hoop Rule:
Dick Hostin made a motion to approve the rule sent to the community for 28-day comment. Danny Lupold 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. Appointment of Inspector of Elections

Carole Vicens has agreed to serve as the Inspector of Elections for the upcoming term.

B. Reserve Study

Dick Hostin made a motion to approve the proposal from Complex Solutions to perform a reserve study with site visit at a cost of $850.00. Kavoos Blourtchi seconded and the motion carried 5-0.

C. Violation Response

Kavoos Blourtchi made a motion to uphold the violation and rescind the fine for Account #R611000005 Danny Lupold seconded and the motion carried unanimously.

8. ADJOURN/NEXT MEETING

Meeting adjourned at 6:25 p.m. The next meeting is scheduled for Wednesday, May 7, 2025, at 5:30 p.m. via Zoom.