SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
November 4, 2024 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:37 PM.

2. ROLL CALL

Dick Hostin	President/Treasurer
Jonathan Mason	Vice President
Kavoos Blourtchi	Treasurer
Danny Lupold	Member at Large
Tami Chavin, PCAM	Community Property Management
Kai Seymore	Recording Secretary

3. HOMEOWNER FORUM

No homeowners were present.

4. MOTION CONSENT CALENDAR

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

A. Approval of Minutes from Meeting on September 30, 2024

B. Manager's Report: *Information Only*

1. **Escrow Report:**
   Open: 1782 Brookfall Ct. (09/23), 2319 Bayside Ct. (09/30)
   Closed: 1766 Bowcliff Terrace (9/17), 2199 Highgate Rd. (10/03)
2. **Delinquency Report:** No action
3. **Violation Report:**
   Dick Hostin made a motion to remove the violation and fine sent on 9/20/2024. Danny Lupold seconded and the motion carried unanimously.

5. COMMITTEE REPORTS

A. Architectural Committee: *Dick Hostin, Danny Lupold and Robert Nio*
Nothing to report

B. Landscape Committee: *Danny Lupold and Robert Nio*
Nothing to report

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

6. UNFINISHED BUSINESS

None at this time.

7. NEW BUSINESS

A. Electronic Voting
Kavoos Blourtchi made a motion to maintain current ballot voting. Danny Lupold seconded and the motion carried unanimously.

B. Goldenstate Landscape
Dick Hostin made a motion to maintain the landscape contract with an increase of $99.00 a month for 2025. Kavooz Blourtchi seconded and the motion carried unanimously.

8. NEXT MEETING/ADJOURN

The meeting was adjourned at 5:56 PM. The next board meeting is scheduled for Monday, January 6, 2024, at 5:30 PM via Zoom.