

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
October 6, 2025 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:45 PM.

2. ROLL CALL – Board to appoint officer positions

Tabled until next meeting when all Board members are present

Present:

Dick Hostin

Kavoos Blourtchi

Danny Lupold

Tami Chavin, PCAM

Community Property Management

Kai Seymore

Recording Secretary

Absent:

Jonathan Mason

Judith Perez

3. HOMEOWNER FORUM

No homeowners were present

4. MOTION CONSENT CALENDAR

Dick Hostin made a motion to approve items A through C as presented. Kavoos Blourtchi seconded and the motion carried 3-0.

A. Approval of Minutes from Meeting on August 27, 2025

B. Treasurer's Report for the Period of August through September 2025

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>
August Ending Balance	\$34,098.90	\$136,307.02	\$170,405.91
September Ending Balance	\$21,860.32	\$136,307.13	\$158,167.45

2025 Beginning Balance \$23,566.22 \$189,380.33 \$212,120.89

C. Manager's Report: Information only

1. Goldenstate Landscape Ratifications: To be paid from Reserve's

- Big Oak and Mayten Tree Trimming - \$3,900
- Triunfo Slope Planting - \$1,255
- Triunfo Removal of (2) Cypress Trees - \$860
- Install (4) Weathermatic 1600 Controllers w/Weather Stations - \$4,500

5. COMMITTEE REPORTS - Nothing to report

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

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

C. Tech Committee: *John Soukup*

6. UNFINISHED BUSINESS

There were no matters to address at this time.

7. NEW BUSINESS

A. 2026 Reserve Study Approval

Dick Hostin moved to approve the 2026 Reserve Study as presented. Danny Lupold seconded the motion. Kavoos Blourtchi had questions and requested to speak with the preparer of the study but ultimately concurred with the motion to approve.

B. 2026 Budget Approval

Dick Hostin made a motion to approve the budget with an Annual Assessment of up to \$600. Danny Lupold seconded the motion, and it carried 3-0. Kavoos to speak with the reserve study preparer; any recommended changes will be made accordingly.

C. Delinquency Report

Dick Hostin made a motion to write off the foreclosure balance of \$1,357.88 for account #R608010004, as the property was foreclosed on by the lender. Danny Lupold seconded and the motion carried unanimously.

8. ADJOURN/NEXT MEETING

The meeting was adjourned at 6:00 p.m. The next board meeting is scheduled for Wednesday, November 5, 2025, at 5:30 p.m. via Zoom.