SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

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

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:34 PM.

2. ROLL CALL

Dick Hostin made a motion to appoint the following officer positions. The board unanimously approved.

Present:

Dick Hostin	President
Jonathan Mason	Vice President
Kavoos Blourtchi	Treasurer
Judith Perez	Secretary
Danny Lupold	Member at Large
Kai Seymore	Recording Secretary

3. HOMEOWNER FORUM

No homeowners were present

4. MOTION CONSENT CALENDAR

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

A. Approval of Minutes from Meeting on October 6, 2025

B. Treasurer's Report for the Period of October 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.

	OPERATING FUND	RESERVE FUND	TOTAL
October Ending Balance	$8,707.15	$136,307.24	$145,014.39

5. COMMITTEE REPORTS

A. Architectural Committee: *Dick Hostin, Danny Lupold and Robert Nio*
No report.

B. Landscape Committee: *Eric Crisman, Cathy Crisman and Carol Vicens*
No report.

C. Tech Committee: *John Soukup*
No report.

6. UNFINISHED BUSINESS

A. AB-130 – New Enforcement Limitations and Procedural Requirements

Danny Lupold moved to approve the proposal from Beaumont Tashjian to draft an Enforcement and Fine Policy at a cost of $750 to adopt immediately and designate overgrown trees and dead landscape as a Health and Safety Hazard. Judith Perez seconded and the motion carried 5-0.

7. NEW BUSINESS

A. Goldenstate Landscape 2026 Rate Increase

Dick Hostin made a motion to approve the landscape increase as presented. Danny Lupold seconded the motion and it carried unanimously.

B. Delinquency Report

Dick Hostin moved to proceed with filing the lien on account #R608010004 and writing off the foreclosure balance of $1,367.44, as the property was foreclosed by the lender. The motion was seconded by Danny Lupold and carried 5-0.

C. 2026 Third Party Election Proposals

Judith Perez made a motion to approve the HOA Election Guys' proposal in the amount of $687 to serve as the Inspector of Elections for the 2026 annual meeting. Dick Hostin seconded and the motion carried unanimously.

D. Violation Log

Dick Hostin motioned to uphold the following verdicts. Danny Lupold seconded and the motion Carried unanimously.

Violation #	Nature of Violation	Date	Fine	Status
49819	Trash Container	08/29	$0	**Upheld**
50132	Tree Maintenance	09/12	$100	**Upheld**
50334	Tree Maintenance	09/19	$0	**Upheld**
51713	Tree Maintenance	09/26	$0	**Upheld**
51895	Tree Maintenance	10/03	$100	**Upheld**
53056	Tree Maintenance	10/10	$0	**Upheld**
53209	Tree Maintenance	10/17	$0	**Upheld**
53781	Tree Maintenance	10/24	$0	**Upheld**
50131	Trash Container	9/12	$100	**Upheld**

8. ADJOURN/NEXT MEETING

The meeting was adjourned at 6:00 p.m. The next board meeting is scheduled for Wednesday, January 7, 2026, at 5:30 p.m. via Zoom.