SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
March 4, 2026 | 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
Jonathan Mason	Vice President
Kavoos Blourtchi	Treasurer
Kai Seymore	Recording Secretary

Absent:

Judith Perez	Secretary
Danny Lupold	Member at Large

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 unanimously.

A. Approval of Minutes from Meeting on February 4, 2026

B. Treasurer's Report for the Period of January - February 2026

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
January Ending Balance	$173,413.88	$10,022.90	$183,436.78
February Ending Balance	$175,752.73	$10,339.65	$186,092.38

C. Manager's Report: *Information only – No discussion or action necessary*

1. Financial Budget Review

Terri Witham, Community Accounting Services Manager was present to review the 2026 budget with the Board. Kavoos Blourtchi motioned to move $120,000 to the Reserve account, Dick Hostin Seconded and the motion carried with all in favor.

2. Delinquency Report

The Board reviewed and discussed the eighteen (18) delinquent accounts.

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

None at this time

7. NEW BUSINESS

A. **Updated Draft - AB 130 Enforcement Policy and Fine Schedule**

A motion was made by Kavoos Blourtchi, to approve the updated draft Enforcement Policy and Fine Schedule prepared by Beaumont for distribution to the membership for the 28-day comment period. The motion was seconded by Dick Hostin and carried 3-0.

B. **Spring Cleanup Day – Date Discussion and Confirmation**

Jonathan Mason made a motion schedule the Cleanup days for May 1st – May 4th 2026. Kavoos Blourtchi seconded and the motion carried unanimously.

C. **Violation Log**

A motion was made by Dick Hostin to uphold the following verdicts. Jonathan Mason seconded and the motion carried 3-0.

Street	Violation #	Date	Status
Elmsbury	64991	02/24	Complied, Rescind and Remove Fine
Highgate	62854 63136 63427 63641	01/30 02/06 02/13 02/20	The Board voted to uphold all violations, having determined that they constitute a Health and Safety matter.

8. ADJOURN/NEXT MEETING

The meeting was adjourned at 5:57 p.m. The next board meeting is scheduled for Wednesday, April 1, 2026, at 5:30 p.m. via Zoom.