SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting
February 4, 2026 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Present:

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

Absent:

Judith Perez	Secretary

3. HOMEOWNER FORUM

No homeowners were present

4. MOTION CONSENT CALENDAR

Dick Hostin made a motion to approve items A through C as presented. Danny Lupold seconded and the motion carried 4-0.

A. Approval of Minutes from Meeting on November 5, 2025

B. Treasurer's Report for the Period of November - December 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
November Ending Balance	$8,928.78	$134,206.10	$143,134.88
December Ending Balance	$139,194.70	$(624.66)	$138,570.04

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

1. **Delinquency Report**
2. **Beaumont 2025/2026 Legal Updates**

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. **AB 130 Enforcement Policy and Fine Schedule**
A motion was made by Danny Lupold, to approve the proposed 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, with minor changes, specifically requesting that all references to "suspension of privileges" be removed, as no such privileges exist in the community. The motion carried 4-0.

B. **Violation Log**
Danny Lupold motioned to uphold the following verdicts. Kavoos Blourtchi seconded and the motion carried unanimously.

Street	Violation #	Date	Fine	Status
Bowcliff	55472	11/20	$0	**Upheld**
Highgate	58835 58836	12/31 12/31	$0 $0	**Upheld** **Upheld**

8. ADJOURN/NEXT MEETING
The meeting was adjourned at 5:57 p.m. The next board meeting is scheduled for Wednesday, March 4, 2026, at 5:30 p.m. via Zoom.