

SOUTHSHORE HILLS PROPERTY OWNERS' ASSOCIATION

Board of Directors Meeting

August 27, 2025 | 5:30 PM | Zoom Video Conference

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:45 P.M.

2. ROLL CALL

Present:

Dick Hostin

Kavoos Blourtchi

Judith Perez

Tami Chavin, PCAM

Kai Seymore

Community Property Management

Recording Secretary

Absent:

Jonathan Mason

Danny Lupold

3. ORGANIZATIONAL

Dick Hostin made a motion to defer positions until next meeting when all Board members are present. Judith Perez seconded and the motion carried unanimously.

4. HOMEOWNER FORUM

No homeowners were present

5. MOTION CONSENT CALENDAR

Dick Hostin made a motion to approve items A-C as presented. Judith Perez seconded and the motion carried with a vote of 3-0.

A. Approval of Minutes from Meeting on July 2, 2025

B. Treasurer's Report for the Period of July 2025

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total</u>
July Ending Balance	\$55,425.58	\$136,321.43	\$191,747.01

C. Manager's Report:

1. Commercial lines LIO Insurance proposal for Annual premium to renew on August 28, 2025
For \$7,818.00

6. COMMITTEE REPORTS – Board to appoint members annually

Dick Hostin made a motion to uphold all current positions, Judith Perez seconded and the motion carried unanimously.

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

B. Landscape Committee: *Eric Crisman, Cathy Crisman and Carol Vicens* – Nothing to report

C. Tech Committee: *John Soukup* – Nothing to report

7. UNFINISHED BUSINESS

There were no matters to address at this time.

8. NEW BUSINESS

A. Election Results

At the Annual Meeting held on August 27, 2025 the Board elected by acclamation, Dick Hostin, Jonathan Mason, Kavoos Blourtchi, Judith Perez and Danny Lupold with their Terms ending in 2026.

B. Delinquency Report

Dick Hostin made a motion to proceed with filing the lien on account #R608010004. The motion was seconded by Judith Perez and carried unanimously.

C. Financial Review Proposals

Kavoos Blourtchi moved to approve Newman Certified Public Accountant to conduct the 2025 financial review at a cost of \$1,500. The motion was seconded by Dick Hostin and carried 3-0.

D. 2026 Reserve Study

Kavoos Blourtchi disputed the report, stating some listed trees are homeowner-owned. Dick Hostin and Kai Seymore from Community Property Management will coordinate a landscape walk with Goldenstate Landscape to verify association trees.

9. ADJOURN/NEXT MEETING

Meeting adjourned at 6:00 p.m. The next meeting is scheduled for Monday, October 6, 2025, at 5:30 p.m. via Zoom.