

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
January 22, 2015

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, January 22, 2015 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA., 91302

**CALL TO ORDER**

President Gary Burns stated that a Quorum of the Board of Directors was present and called the Meeting to order at 8:16 P.M. Vice President John Hester acted as Chairman of the Meeting.

**BOARD MEMBERS PRESENT**

Gary Burns, President  
John Hester, Vice President  
Freda Cooper, Secretary  
Jerry Kramer, Member at Large

**BOARD MEMBERS ABSENT**

Vikas Gupta, Treasurer

**HOMEOWNERS PRESENT**

Many Homeowners were present, see attached sign in sheet.

**OTHERS PRESENT**

Marcia Soedjono with HOA Organizers, Inc.

**SECRETARY'S REPORT**

The minutes of the November 13, 2014 General Session Meeting were approved unanimously, upon motion duly made and seconded. Minutes of the December 11, 2014 meeting were tabled pending receipt of written comments from Board Members. .

**HOMEOWNER FORUM**

Open Forum was held during the tabulation of the votes for the Annual Meeting. Many of the homeowners at the meeting raised concerns over a recent burglary on Via del Prado, and the perception of increased criminal activity in nearby areas. A number of homeowners expressed support for gating-in the community, installing security cameras, forming a Neighborhood Watch, and increasing the HOA's private security presence. Others pointed out the complexity of gating-in the community, and questioned the cost of additional security measures as compared to the tangible benefits. Members of the Board stated that the safety of the community is of the utmost importance, and is already evaluating all security options in close coordination with Lantz Security and ranking Sheriff's Department officers at the Lost Hills Station. The Board also stated that it is well aware of the cost concerns, and that the current budget does not cover expenditures for increased security. The Board announced that it would provide more security -related information at the Association's meeting in February, and that the Sheriff's Office had been asked to provide a speaker.

Several homeowners also expressed concern about increased coyote activity throughout the community. The Board advised that it has already initiated contact with the City of Calabasas and other agencies for guidance, and warned homeowners to keep their distance from coyotes and to safeguard their pets while outdoors.

### **MANAGEMENT REPORT**

A Board Member reported that the Board is considering removing a portion of the turf at the Park. It was reported that the turf removal and drought tolerant plant installation will be a costly venture, however, the water savings and rebates will help the project pay for itself.

### **TREASURERS REPORT**

Management reported that as of December 31, 2014, the bank balances were:

CD Account - \$100,000.00

Union Bank Reserve Account - \$166,913.23

Union Bank Operating Account - \$66,693.21

A Board Member requested that Management verify the surplus of approximately \$61,000 in Operating funds, as reflected in the most recent financial statements..

A motion to approve a lien for delinquent account number 00343846, with a balance of \$1,182.00, was duly made, seconded, and unanimously carried.

### **COMMITTEE REPORTS**

There were no committee reports at this time.

#### **Formation of Committees**

The Board formed a Committee to study gating-in the community, based upon homeowner interest, and created a sign-in sheet for any homeowners interested in participating in the Committee. . Jerry Kramer was appointed Chairman, and Freda Cooper was appointed as a member. Any other homeowners who were interested in participating were asked to put their names and contact information on a sign-n sheet, and those who signed up will be contacted about the first meeting.to the Committee.

The Board extended the Environmental C Committee and re-appointed will be extended. Ifa ----- and KC as members. Jerry Kramer was appointed to the Committee as Chairman.

The Bopard extended the Mailbox Committee, with Jerry Kramer reappointed as Chairman.

#### **Board Positions**

The Directors were duly re-appointed to their current Board positions, as follows:

Gary Burns – President

John Hester – Vice President

Freda Cooper – Secretary

Vikas Gupta – Treasurer

Jerry Kramer – Member at Large

#### **ECC Reports**

An architectural application for work already completed by the homeowner was submitted.. The Board advised management to forward the application to the ECC for review and processing.

**Mailbox Committee**

A homeowner reported that their mailbox needs to be replaced. A Board Member stated that a manufacturer in San Diego currently carries the Association approved mailbox, and that. The Committee is currently negotiating the per-unit cost, on a discounted, mass order basis. The Board is currently considering several alternatives for covering the the cost of replacement.

**UNFINISHED BUSINESS**

No unfinished business was discussed

**NEW BUSINESS**

No unfinished business was discussed.

**ANNOUNCEMENT OF NEXT MEETING**

The next meeting of the Mulholland Heights Homeowners Association will be held on February 12, 2015 at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

**ADJOURNMENT**

There being no further business to discuss, the General Session meeting was adjourned at 9:29 P.M.

Respectfully submitted,

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Freda Cooper, Secretary

Date