

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
February 12, 2015

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, February 12, 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 8:05 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**

See attached sign in sheet.

**OTHERS PRESENT**

Marcia Soedjono with HOA Organizers, Inc.. In addition, Lieutenant AJ Rotella with the Lost Hills Sheriff Department, Lucy Martin, Mayor pro tem of the City of Calabasas, and Terry Lantz and Tom Arroyo of Lantz Security were in attendance at the invitation of the Board to speak about community security and related matters.

**HOMEOWNER FORUM**

President Burns introduced Mayor pro tem Martin (who he advised will be inaugurated as Mayor at the city council meeting in March), Lt. Rotella, and the representatives of Lantz Security. He thanked all for accepting the Board's invitation to speak at the Homeowner's Association about matters of concern to the homeowners in this community. In particular, he added, regarding homeowners' concerns following recent incidents of criminal activity in the area. President Burns advised that the Board has been working closely with the City and Sheriff's Department regarding the apparent increase in crimes of opportunity, such as residential burglaries, and asked Mayor Martin to comment. She discussed the ongoing cooperative efforts of the City and Sheriff's Department to control and reduce crime in Calabasas, and stressed that the Mulholland Heights area has a very low incidence of crime overall. She also discussed other current developments at the city level, such as hosting Special Olympic activities this July, possible changes being considered by the city council to the city sign ordinance for businesses adjacent to the 101 freeway, an upcoming city-sponsored workshop regarding solar panel installation, the city's new program for replacing curb-mounted address plates for homeowners, In response to a Board member's inquiry regarding homeowner complaints of increased coyote activity in the park, on streets and in yards, the Mayor advised that the City had discontinued its coyote trapping program several years ago. Instead, the City conducts regular educational workshops and has informational brochures available which detail safeguards homeowners can follow to discourage

coyote activity and protect family members and pets. The Board member then asked whether any Calabasas ordinances would be violated if the Association hired a private trapper in response to the numerous homeowner complaints. The Mayor advised the Association to check with her office before taking any action regarding coyote trapping.

After the Mayor concluded her remarks, Sheriff's Lieutenant A.J. Rotella, discussed current crime and security issues in the Calabasas area. Lt. Rotella gave a status report on the investigation of a recent burglary and attempted break-in on Via del Prado. He noted that this is still a very safe community overall, and that crime in Calabasas has decreased over the past year. He said that the Sheriff's Department has increased patrols in our area, including patrols by unmarked cars, and responded to a number of questions and concerns from homeowners. He advised that the Sheriff's Office is committed to working with the City, private security and residents to reduce crime even further in the future. Information on criminal activity in the area is available on [www.crimemapping.com](http://www.crimemapping.com), he added.. In addition to the recent increase in our private security patrols, Lt. Rotella advised that installation of security cameras, formation of a Neighborhood Watch and gating-in the community are all useful in preventing crime and offered additional assistance and advice from the Sheriff's Department. Homeowners can also take preventative measures to secure their property, such as installing alarms, security lights, cameras, and ensuring that doors and other access points are locked, he continued.. Dogs, he said, are another deterrent. Also, homeowners can request the Sheriff's Department to check on their homes while on vacation.

Terry Lantz, the HOA's primary security guard, thanked to community for its support and discussed his close collaboration with homeowners and the Sheriff's Department. He encouraged homeowners to notify him of any suspicious activity, and to call the Sheriff's Office in case of actual criminal activity. He raised the subject of door-to-door solicitors, and Mayor Martin said that they were free to operate in ungated neighborhoods but could not lawfully enter individual properties where display a No Soliciting sign is posted.

### **SECRETARY'S REPORT**

Minutes of the November 13, 2014 were approved by the Board unanimously, upon motion duly made and seconded. Minutes of subsequent General Session Meetings have been submitted in draft and tabled pending receipt of written comments from Board members.

### **MANAGEMENT REPORT**

A Board member reported that the Board is considering removing a portion of the turf at the Park for water conservation purposes, with that section of turf replaced with mulch and drought tolerant plantings. Bids from landscape vendors are being obtained. It was noted that this will be a costly project, but rebates from the water company and decreased water consumption over time will offset the upfront costs. More information will be provided to homeowners as the study progresses.

A Board member also stated that the evaluation of additional security measures is continuing, such as the installation of security cameras and the Association's private security patrols have been increased. Committees have been formed to implement a Neighborhood Watch program and to study the feasibility of gating-in the community. It was reported, however, that if the Board moves forward in approving a security measure, dues would have to be increased.

The Board reiterated that the Association's current budget does not include funding for the Park turf removal project, the increase in private security, or any future security measures. Accordingly, additional funding from homeowners will be required if those initiatives are implemented, in the form of a dues increase and/or special assessment. A general discussion ensued, with homeowners inquiring about the amount of the potential increases and whether existing funds in the reserve accounts could be utilized for such purposes. A Board Member answered that the costs could not be estimated accurately at this point, as additional data and bids are still being gathered. He also stated that using reserve funds would not avoid a dues increase or special assessment, as the reserve accounts would then need to be replenished quickly from additional homeowner contributions.

### **TREASURERS REPORT**

Management reported that as of January 31, 2015, the bank balances were:

CD Account - \$100,000.00  
Union Bank Reserve - \$166,913.23  
Union Bank Operating - \$66,693.21

### **ECC Reports**

There were no ECC Reports to discuss at this time.

### **UNFINISHED BUSINESS**

There was no unfinished business to discuss at this time.

### **NEW BUSINESS**

There was no new business to discuss at this time.

### **ANNOUNCEMENT OF NEXT MEETING**

The next meeting of the Mulholland Heights Homeowners Association will be held on March 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 9:50 P.M.

Respectfully submitted,

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Freda Cooper, Secretary

Date