

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

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Tuesday, May 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 8:00 P.M.

**BOARD MEMBERS PRESENT**

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

**HOMEOWNERS PRESENT**

Four Homeowners were present, see attached sign in sheet.

**OTHERS PRESENT**

Marcia Soedjono with HOA Organizers, Inc. and Karen Jacobs, Esq. from Adams Kessler Law Firm.

**SECRETARY'S REPORT**

Review of the March and April General Session Meeting Minutes was tabled, pending receipt of written comments from the Board. All previous General Session Meeting Minutes have already been approved.

**HOMEOWNER FORUM**

A homeowner was in attendance to discuss the slope in her backyard. She stated that the soil on her slope has become compacted because the sprinklers have not worked properly for years. She stated that after her most recent complaint the sprinklers have been repaired and are now functioning properly. She is requesting that the Board plant her bare hillside in order to prevent the water from flowing into her yard and potentially her home. The Board stated that the ECC will get in contact with the homeowner to discuss her slope.

**MANAGEMENT REPORT**

The management report was dispensed with, as all homeowners had already left the meeting when this agenda item was reached.

**TREASURERS REPORT**

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

CD Account - \$100,000.00  
Union Bank Reserve - \$167,958.71  
Union Bank Operating - \$62,269.73

## **APPROVAL OF YEAR END REVIEW**

The Board discussed the year end review submitted by Robert Owens and tabled approval of this for a later time.

## **COMMITTEE REPORTS**

### **LANDSCAPING REPORTS**

The Board discussed the status of establishing Guidelines for the installation of synthetic turf in the community, in response to the state-wide drought and irrigation restrictions. It was decided to put this matter on the agenda for the July General Session meeting, and mail a notice with the draft Guidelines to homeowners at least 30 days prior to that meeting.

Several proposals for tree trimming at the Park were discussed. It was agreed that the quote received from Beauty Tree Landscaping was the most favorable quote received and was approved unanimously.

### **APPOINTMENT OF NEW ECC MEMBERS**

A motion was duly made and seconded to appoint Aleks Baharlo to the ECC to fill vacant positions. The motion was approved unanimously (3-0).

### **ECC REPORTS**

A homeowner couple was in attendance to discuss their pending Architectural Request, which included the installation of artificial turf, drought resistant plants, and a pony wall in their front yard on Via del Prado. The Board advised the homeowners to withdraw and resubmit their application with additional details and that they should contact the ECC with any questions in that regard. Management will send a confirming letter to the homeowners..

### **UNFINISHED BUSINESS**

No unfinished business was discussed at this time.

### **NEW BUSINESS**

No new business was discussed at this time.

### **ANNOUNCEMENT OF NEXT MEETING**

The next meeting of the Mulholland Heights Homeowners Association will be held on Tuesday, June 9, 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 9:23 P.M.

Respectfully submitted,

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Freda Cooper, Secretary

Date