

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
August 13, 2015

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, August 13, 2015 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

CALL TO ORDER

Vice President John Hester stated that a Quorum of the Board of Directors was present and called the Meeting to order at 8:09 P.M.

BOARD MEMBERS PRESENT

John Hester, Vice President
Aleks Baharlo, Treasurer
Jerry Kramer, Member at Large

BOARD MEMBERS ABSENT

Gary Burns, President
Freda Cooper, Secretary

HOMEOWNERS PRESENT

There were two homeowners present, see attached sign in sheet.

OTHERS PRESENT

Marcia Soedjono with HOA Organizers, Inc.

SECRETARY'S REPORT

On motion duly made and seconded, the minutes of the July 9, 2015 General Session meeting were approved unanimously.

HOMEOWNER FORUM

One homeowner asked for an update on the Park water conservation/landscaping project. A Board member responded, and advised that the work was very close to completion and on schedule for inspection by the Water District within the next week. The homeowner then mentioned that mulch laid at the base of a large oak tree could be hazardous to the tree's health, and that placement of some new boulders near the baseball field could pose a safety hazard. He added that he had noticed some holes in the field, which should be filled in. A Board member advised that StayGreen had already been asked to fill the holes and relocate the boulders, and it would also be asked to remove mulch around the oak tree.

A homeowner asked about the status of the community security cameras. A Board member explained that installation was delayed. He advised that electrical power for the system was not as readily available at the proposed installation sites as originally thought. He added that discussions were continuing with Southern California Edison, and alternate locations for the cameras were being explored.

MANAGEMENT REPORT

A Board member advised that during Executive Session, the Board discussed the status of pending and resolved CC&R violations and related notices to homeowners, delinquent homeowner accounts, and new architectural applications.

The Board then discussed renovating the common area located behind the gates at the end of LeMans Pl., to prevent and control soil erosion and runoff which has carried debris as far as Dardenne St. in the past. A Board member noted that StayGreen had offered a sizable discount over past bids for the same work, if the project started while its crews were still completing the current Park project. In response to a homeowner question, a Board member advised that monies could be made available from the Association's reserve account for this purpose. After discussion, a motion was made and seconded to approve a contract with StayGreen for the work to proceed immediately, for a contract price of approximately \$9,500. The motion was approved by unanimous vote of the Board.

TREASURERS REPORT

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

Union Bank Reserve - \$269,163.88
Union Bank Operating - \$58,145.82
Total Assets - \$325,782.77

COMMITTEE REPORTS

The ECC reported on progress made with many homeowners who had been notified of CC&R violations, in particular as to badly stained chimneys.

LANDSCAPING REPORTS

No landscaping reports were discussed..

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

No new business was discussed.

ANNOUNCEMENT OF NEXT MEETING

The next meeting of the Mulholland Heights Homeowners Association will be held on Thursday, September 10, 2015 at 7:00 pm at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA. It was noted that the next meeting would include a special program conducted by a representative of the Las Virgines Municipal Water District, regarding current water issues facing our area.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 8:41 P.M.

Respectfully submitted,

Freda Cooper, Secretary

Date