

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
July 9, 2015

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, July 9 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 8:00 P.M.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

Gary Burns, President  
Freda Cooper, Secretary

**HOMEOWNERS PRESENT**

See attached sign in sheet.

**OTHERS PRESENT**

Marcia Soedjono with HOA Organizers, Inc.

**SECRETARY'S REPORT**

The minutes of the June General Session meeting were approved unanimously, upon motion duly made and seconded.

**HOMEOWNER FORUM**

Two homeowners were in attendance to follow-up on their previous report to the Board that an uphill neighbor had improperly installed a fence and retaining wall on their property, and that the wall appeared to be unstable. The Board advised of the results of its investigation, which included obtaining a surveyor's report and structural engineering report from the uphill neighbor, which showed that the fence and wall were located on his property. Additionally, the uphill neighbor had agreed to promptly take the action recommended in the structural engineering report to stabilize the wall. Copies of the documents were made available to the complaining homeowners and they were advised to notify management again if they had any continuing concerns.

Two homeowners raised concerns about possible privacy issues relating to the planned installation of security cameras at two locations to record vehicle and pedestrian traffic entering and exiting the community on public streets and sidewalks. The Board advised that it had discussed the issue with its attorneys and City of Calabasas officials, and concluded that use of the security camera systems was permissible. A Board member added that installation of the systems has been delayed while efforts continue to arrange for electrical power from Southern California Edison..

A homeowner questioned watering days and times for common area irrigation. A Board member advised that the Association's landscape company, GreenTree, was fully aware of current irrigation restrictions and had programmed the watering schedule accordingly. Further, it was explained that common area irrigation was staged to operate during a 2am-5am cycle, two days per week depending on controller box addresses designated by the water company, and that the controller box addresses may or may not coincide with the odd-even sequence of addresses at adjacent homeowner properties.

The Board requested that homeowners defer any questions regarding the Park turf removal/water conservation project and the proposed new synthetic turf rules until presented by the Board during the management report.

### **MANAGEMENT REPORT**

The Board advised that, during Executive Session, management was directed to send notices to a number of homeowners regarding various CC&R violations, and several architectural applications were reviewed and acted upon. In addition, delinquent homeowner accounts were reviewed and discussed.

The Board then reviewed the status of the project to reduce water consumption at the community Park, both as a matter of civic responsibility and for cost savings. A Board member described the history of the project, dating back to late 2014 when the Board began to explore ways to reduce water consumption in view of the state-wide drought emergency and to reduce the HOA's irrigation costs. He added that a cost-effective plan was developed by the ECC, taking advantage of a rebate program for turf removal currently offered by the Las Virgenes Municipal Water District, which the Board is now implementing after careful study. He went on to describe the plan, which entails the removal of approximately 28,000 sf of existing grass turf and some existing plants, primarily around the Park perimeter, and replace those areas with a combination of mulch and drought resistant plants. A Board member advised that the water district rebate funds, estimated at approximately \$56,000, would cover the entire cost of the project as negotiated with StayGreen. Further, he stated that implementation of this project would save an estimated \$7,500 from the Association's annual water bill. Another Board member noted that the Board also considered it in the best interests of the Association to authorize borrowing up to \$7,500 from the Association reserve account, to provide for any contingencies not covered by the rebate funds. He added that the reserve accounts currently amounted to over \$260,000, and that the amount actually borrowed, if any, would be repaid within twelve months at the rate of \$625 per month from water bill savings. The Board then invited homeowner questions and comments.

A homeowner asked whether the children's play area, baseball field and basketball court would be retained, and was advised that all would stay. In response to a homeowner's question, a Board member confirmed that drip irrigation lines would replace sprinklers in the newly planted areas, and that the mulch-only areas would not receiving any irrigation. Another homeowner expressed concern that homeowner input had not been obtained by the Board on the planned changes. Several Board members responded, and pointed out that this subject has been discussed in General Session at most, if not all, Board meetings since the end of 2014, and was specifically placed on the agenda for this meeting. It was also noted that that the water company had recently imposed a mid-August deadline for the turf removal rebate, which required that the work begin immediately. Another Board member added that preserving the overall appearance of the Park was given a very high priority in creating the new landscape design.

Following the homeowner forum, a motion was made to authorize the borrowing of up to \$7,500 from the Association's reserve account, as needed, in connection with the park water conservation project described at the meeting. The motion was seconded and approved unanimously. A second motion was then made to approve a contract with StayGreen to complete the project,, including turf removal, mulching, plant removal/replacement, and associated irrigation and other work, for a fee of \$56,000 payable upon receipt of the rebate funds from the water district. The motion was seconded and carried unanimously.

The Board next discussed the proposed Synthetic Turf Rules and Guidelines. A Board member advised that the Board began to consider the use of synthetic turf in the community several months ago, in response to the current state-wide drought and resulting restrictions on water usage for landscape irrigation. He advised that some homeowners had also expressed an interest in replacing existing grass areas in their yards with synthetic turf. Accordingly, the Board found that it was in the best interest of the community to develop rules for the installation and maintenance of synthetic turf in a manner intended to accommodate homeowners wishing to use synthetic turf as part of a landscape design which promotes water conservation, while preserving community appearance and aesthetics. He explained that the ECC was tasked with further investigation, and after careful consideration, the Board was now ready to vote on the guidelines which were mailed to homeowners on June 8, 2015. A Board Member reviewed the guidelines, point-by-point. He also stressed that existing CC&R provisions and Association Rules and Regulations, such as the submission of Architectural Review applications, also applied to synthetic grass installation and re-landscaping designs using drought tolerant plants and natural materials such as mulch, sand and pebbles. The Board then opened the discussion to homeowner questions and comments.

A homeowner expressed his opposition to synthetic turf in general until its effects on the environment as a whole was better understood. He also stated concern that homeowner input on the proposed rule changes had not been solicited by the Board. A Board member thanked the homeowner for his input, and pointed out that details of the impending rule change had been mailed to homeowners a month prior to this meeting for the specific purpose of obtaining homeowner feedback. No written responses had been received prior to the meeting, he added, and no other homeowners in attendance had comments or questions. Accordingly, the Board member called for a vote to approve the Synthetic Turf Guidelines in the form previously distributed to homeowners. Such motion was duly made and seconded, and approved unanimously.

#### **TREASURERS REPORT**

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

Union Bank Reserve - \$269,490.63

Union Bank Operating - \$60,102.62

Total Assets - \$329,759.82

#### **COMMITTEE REPORTS**

There were no committee reports for this meeting

#### **LANDSCAPING REPORTS**

There were no landscaping reports for this meeting.

#### **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 Thursday, August 13, 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 9:38 P.M.

Respectfully submitted,

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Freda Cooper, Secretary

Date