

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
November 10, 2015

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Tuesday, November 10, 2015 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

CALL TO ORDER

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

BOARD MEMBERS PRESENT

Gary Burns, President
Freda Cooper, Secretary
Alexs Baharlo, Treasurer
Jerry Kramer, Member at Large

BOARD MEMBERS ABSENT

John Hester, Vice President

HOMEOWNERS PRESENT

There were no homeowners present for the General Session.

OTHERS PRESENT

Marcia Soedjono with HOA Organizers, Inc., and Janet Ulrich with HOA Organizers, Inc.

SECRETARY'S REPORT

A Board Member made a motion to approve the October 2015 minutes as presented. The motion was seconded and the motion carried unanimously.

OPEN FORUM

There were no homeowners present for the Open Forum.

MANAGEMENT REPORT

During Executive Session, the Board discussed violations and hearing notices sent to homeowners, delinquencies, and architectural applications.

TREASURERS REPORT

Management reported that as of September 30, 2015, the bank balances were:

Union Bank Reserve -	\$266,436.40
Union Bank Operating -	\$ 78,132.90
Total Assets -	\$345,275.92

The Board reviewed the Mulholland Heights HOA Update “No Site Visit” Reserve Study written by Association Reserves. It was determined that Association Reserves made the corrections based on the previous suggestions. After review, a Board Member made motion to approve the Reserve Study, a Board Member seconded, and the motion carried unanimously.

The Board discussed the 2016 Budget and reviewed various options for increases. After review a Board Member made a motion to approve the Budget with a \$12 increase, a Board member seconded, and the motion carried unanimously.

A Board Member made a motion to approve a Lien on Parcel # 2080-027-017. The motion was seconded and the motion unanimously.

The Board reviewed the proposal submitted by Robert Owens, CPA for the Review and Taxes for \$1100 and tabled the proposal.

COMMITTEE REPORTS

The ECC reported on the thirteen current issues and stated that number is the lowest number of pending CC&R violations during the last 12 months. Violations included homes needing repair and painting, landscaping issues, and stained chimneys.

LANDSCAPING REPORTS

UNFINISHED BUSINESS

There was no unfinished business to discuss at this time.

NEW BUSINESS

The Board will investigate a four page, magazine formatted, newsletter.

ANNOUNCEMENT OF NEXT MEETING

The next meeting of the Mulholland Heights Homeowners Association will be held on December 17, 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 8:32 P.M.

Submitted by: Marcia Soedjono with HOA Organizers

Respectfully submitted,

Freda Cooper, Secretary

Date