

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
April 13, 2017

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, April 13, 2017 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

CALL TO ORDER

John Hester, Vice President, stated that a Quorum of the Board of Directors was present and called the Meeting to order at 8:06 P.M.

BOARD MEMBERS PRESENT

John Hester, Vice President
Jerry Kramer, Treasurer
Tanya Kalaydjian, Secretary

BOARD MEMBERS ABSENT

Gary Burns, President

HOMEOWNERS PRESENT

There were no homeowners present for the meeting.

OTHERS PRESENT

Marcia Coppola and Rose Rivera with HOA Organizers, Inc.

SECRETARY'S REPORT

The Board tabled approval of the draft General Session Meeting minutes for the January and February meetings, for further review and comment. The Board requested that management provide draft minutes for the March General Session meeting.

OPEN FORUM

Open Forum was dispensed with, as no homeowners were present. A Board member noted for the record that a number of homeowners attended the Special Meeting which preceded the General Session Meeting, and left following the Special Meeting.

MANAGEMENT REPORT

A Board member stated, for the record, that during Executive Session the Board discussed the status of notices sent to a number of homeowners for various CC&R violations, delinquent homeowner accounts, and new architectural requests from homeowners

TREASURERS REPORT

The Board reviewed the monthly financials as of February 28, 2017 the bank balances were:

Union Bank Reserve -	\$206,003.73
Union Bank Operating -	\$108,048.53
Total Assets -	\$313,071.15

The Board reviewed the lien resolution for APN #2080-024-018. The homeowner is currently \$899.40 in arrears. After review, upon motion duly made and seconded, a motion to proceed with the lien was approved unanimously.

The Board tabled the year-end 2016 review submitted by Frisbey, Carter, and Associates for further consideration and comment at a later meeting.

COMMITTEE REPORTS

No committee reports were submitted.

LANDSCAPING REPORTS

No landscaping reports were submitted.

UNFINISHED BUSINESS

No unfinished business was discussed.

SECURITY

A Board member noted that a proposed mid-year dues increase to pay for increased security patrols was not approved by homeowners at the preceding Special Meeting. After discussion, the Board found it necessary to discontinue the increased patrols because they were not included in the budget for 2017. On motion duly made and seconded, the Board unanimously approved cancellation of the increased patrol hours, effective May 1, but will consider the feasibility of alternative sources of funding in the interim.

The Board reviewed the draft rules providing homeowners with access to recordings from the community's surveillance cameras. After discussion, upon motion duly made and seconded, the new rules were determined to be in the best interests of the Association and adopted by unanimous vote.

NEW BUSINESS

No new business was discussed.

ANNOUNCEMENT OF NEXT MEETING

The next meeting of the Mulholland Heights Homeowners Association will be held at 8:00pm on May 11, 2017 at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 8:40 P.M.

Submitted by: Marcia Soedjono with HOA Organizers, Inc.

Respectfully submitted,

Tanya Kalaydjian, Secretary

Date