

**Mulholland Heights Homeowners Association**  
Board of Directors Meeting  
**GENERAL SESSION**  
November 9, 2017

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, November 9, 2017 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

**CALL TO ORDER**

Gary Burns, President, stated that a Quorum of the Board of Directors was present and called the Meeting to order at 8:01 P.M.

**BOARD MEMBERS PRESENT**

Gary Burns, President  
John Hester, Vice President  
Jerry Kramer, Treasurer  
Tanya Kalaydjian, Secretary  
Brett Vaughan, Member At Large

**BOARD MEMBERS ABSENT**

None.

**HOMEOWNERS PRESENT**

There were no homeowners present for the meeting.

**OTHERS PRESENT**

Marcia Coppola and Emily Case with HOA Organizers, Inc.

**SECRETARY'S REPORT**

The Board was presented with the General Session Minutes for the September and October 2017 meetings. After discussion, a motion to approve the minutes was made and seconded and the motion carried unanimously.

**OPEN FORUM**

Open Forum was dispensed as no homeowners were in attendance.

**MANAGEMENT REPORT**

Management reviewed the completed and pending tasks for the month and a general status discussion followed. A Board member noted 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 presented by management. As of September 30, 2017 the bank balances were:

Union Bank Reserve -	\$150,095.59
Union Bank Operating -	\$95,894.22
Total Assets -	\$246,043.49

The Board reviewed a further revision of the proposed Budget for 2018 in detail. During a detailed discussion, Board members noted that the proposed Budget provided for a monthly dues increase of \$13 per household over the rate in effect in calendar years 2016 and 2017, primarily reflecting overall increases in the cost of utilities, irrigation, security and other day-to-day operating expenses. It was also noted that the proposed Budget reflected an increased contribution to the Reserve Fund for long-term needs, on the recommendation of the Association's Reserve Fund advisers. After discussion, a motion to approve the proposed 2018 Budget was made and seconded and the motion carried unanimously.

The Board also reviewed a further revision of the Reserve Study prepared by Association Reserves, Inc. After discussion, a motion to approve the 2018 Reserve Study was made and seconded and the motion carried unanimously.

The Board then reviewed the proposal submitted by Frisbey Carter and Associates to perform the 2017 Year End Review and Tax services. After discussion, a motion to approve the proposal was made and seconded and the motion carried unanimously.

#### **COMMITTEE REPORTS**

No committee reports were submitted for the meeting.

#### **LANDSCAPING REPORTS**

Board members had a general discussion relating to common area landscape, and it was noted that a new irrigation specialist was being used on a trial basis as needed, No landscape reports were submitted for the meeting.

#### **SECURITY**

Board members had a general discussion relating to community security. No security reports were submitted for the meeting.

#### **UNFINISHED BUSINESS**

No unfinished business was discussed at the meeting.

#### **NEW BUSINESS**

No new business was discussed at the meeting.

#### **ANNOUNCEMENT OF NEXT MEETING**

The next meeting of the Mulholland Heights Homeowners Association will be held at 8:00bpm on December 14, 2017 at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

