

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
August 13, 2019

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, August 13, 2019 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

CALL TO ORDER

Jerry Kramer, Treasurer, 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

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

HOMEOWNERS PRESENT

There were no homeowners present for the Meeting.

OTHERS PRESENT

Helen Cook, Director of Operations and Sr. Community Manager, CMCA, AMS, Chris Huyhn, Assistant Community Manager, Janet Ulrich, CMCA, Recording Secretary, HOA Organizers, Inc.

OPEN FORUM

Open Forum was not held as no homeowners were in attendance.

SECRETARY'S REPORT

The Board reviewed the February, April, May and June 2019 Minutes. After discussion, a motion was made to approve the February minutes as revised by management. The motion was seconded and approved unanimously. Approval of the remaining minutes was tabled, pending revisions by management based on Board member comments.

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.

TREASURER’S REPORT

The Board reviewed the audited monthly financials per their fiducial responsibility in accordance with Title VI. As of June 30, 2019, bank balances were:

Union Bank Reserve -	\$ 37,522.31
Alliance Association Reserve-	\$102,974.56
Union Bank Operating -	<u>\$ 103,865.31</u>
Total Assets -	\$206,839.87

COMMITTEE REPORTS

No committee reports were submitted for the meeting.

LANDSCAPING

Board members had a general discussion relating to common area landscape.

SECURITY

Board members had a general discussion relating to community security. and the status of the pending revisions to the governing documents.

UNFINISHED BUSINESS

Board members had a general discussion relating to the newsletter. They then reviewed in detail the most recent drafts of the proposed restated governing documents. Also discussed were a timeline for providing those documents to homeowners and an informational meeting to be held for homeowners, with presentations by board members and outside counsel for the Association.

NEW BUSINESS

Board Members discussed the 2020 Reserve Study and the proposals received from reserve study specialists. A motion was made to accept the bid submitted by RSI for the 2020 Reserve Study. The motion was seconded and carried unanimously.

ANNOUNCEMENT OF NEXT MEETING

The next meeting of the Mulholland Heights Homeowners Association will be held on September 12, 2019.

ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 9:24 p.m.

Submitted by: Janet Ulrich, CMCA, Recording Secretary, HOA Organizers, Inc.

Respectfully submitted,

Tanya Kalaydjian, Secretary Date