

**Mulholland Heights Homeowners Association**  
Board of Directors Meeting  
**GENERAL SESSION**  
December 12, 2019

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, December 12, 2019 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 8:00 P.M.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS NOT PRESENT**

Iqbal Singh Hans, Member at Large

**HOMEOWNERS PRESENT**

There were no homeowners present for the Meeting.

**OTHERS PRESENT**

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

**SECRETARY'S REPORT**

The Board was presented with the draft of the General Session Minutes for the November 2019 meeting. After discussion, approval of the minutes was tabled pending revisions consistent with comments given by Board Members at previous meetings.

**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 audited monthly financials per their fiducial responsibility in accordance with Title VI. As of October 31, 2019, the balances were:

### Current Asset

Accounts Receivable	(9,598.31)
Mulholland Heights - Alliance Association Reserve	103,216.98
Mulholland Heights - NEW Union Bank Operating	74,179.32
Mulholland Heights - Union Bank Reserve	37,862.59
Undeposited Funds	1,225.00
<b>Total Current Asset</b>	<b>\$206,885.58</b>

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## COMMITTEE REPORTS

No committee reports were submitted for the meeting.

## LANDSCAPING

Board members had a general discussion relating to common area landscape. The Board also reviewed and tabled a StayGreen proposal to replace irrigation controller boxes, pending further discussion with StayGreen.

## SECURITY

Board members had a general discussion relating to community security. The Board also reviewed and tabled a Lantz Security contract proposal for security patrols during 2020, pending further discussions with Lantz.

## UNFINISHED BUSINESS

The Board reviewed a letter to homeowners regarding the October 7, 2019 Townhall Meeting and providing homeowners regarding the proposed restatement of the Association's governing documents. It was noted that the letter had been reviewed and approved by outside counsel. The Board unanimously approved the letter, on motion made and seconded.

## NEW BUSINESS

The Board discussed the new election rules drafted by the Association's outside law firm, Roseman & Associates, in order to comply with recently enacted California legislation effective January 1, 2020. The new rules will be proposed for adoption at the next General Session meeting, following notice to homeowners in accordance with the governing documents.

## ANNOUNCEMENT OF THE NEXT MEETING

The next meeting of the Mulholland Heights Homeowners Association will be held on January 9, 2020.

## ANNOUNCEMENT OF ANNUAL MEETING

The Annual Meeting of the Membership will be held on January 9, 2020.

## ADJOURNMENT

There being no further business to discuss, the General Session meeting was adjourned at 9:30 p.m.

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

Respectfully submitted,

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Tanya Kalaydjian, Secretary Date