

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
November 14, 2019

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, November 14, 2019 at 8:00 P.M. at Gelson's Center, 22277 Mulholland Hwy, Calabasas, CA.

CALL TO ORDER

Tanya Kalaydjian, Secretary, 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
There is one open seat on the Board of Directors

HOMEOWNERS PRESENT

Several homeowners were present.

OTHERS PRESENT

Helen Cook, CMCA, AMS, Director of Operations, Sr. Community Manager.

SECRETARY'S REPORT

The Board was presented with revised drafts of the General Session Minutes for the April, May, June, August and September 2019 meetings. After discussion, approval of the minutes was tabled pending revisions consistent with comments given by Board Members at previous meetings.

OPEN FORUM

The homeowners in attendance were invited to address the Board. A number of follow up questions were asked in connection with the recent Town Hall Meeting regarding the proposed restatement of the HOA's Governing Documents. Some homeowners also expressed their concerns about specific provisions of the proposed restated CC&R's including provisions relating to slope irrigation and view protection. Members of the Board responded, and a general discussion followed. Members of the Board advised that future information would be provided to homeowners shortly, which would summarize discussions at the Town Hall meeting, extend homeowners' time to comment on the restated documents, provide homeowners with additional guidance on changes from the original governing documents and explain the restatement process going forward. A Board member also noted that a formal homeowner vote to adopt the restated CC&Rs has not been scheduled yet.

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 September 30, 2019, the reserve balances were:

Current Asset

Accounts Receivable	(7,210.31)
Mulholland Heights - Alliance Association Reserve	103,168.79
Mulholland Heights - NEW Union Bank Operating	107,328.38
Mulholland Heights - Union Bank Reserve	37,015.99
Undeposited Funds	1,355.00
Total Current Asset	\$241,657.85

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.

UNFINISHED BUSINESS

The Board discussed the open seat on the Board of Directors due to an October 11, 2019 resignation of Brett Vaughn as a Director. A motion was made to appoint HOA Member in Good Standing, Iqbal Singh Hans, to the Board to serve as a Director for the remaining term. The motion was seconded, and the motion carried unanimously. The Board discussed the 2020 Operating Budget. A motion was made to approve the 2020 Budget Operating Budget as presented. The motion was seconded, and the motion carried unanimously.

NEW BUSINESS

The Board discussed the Accurate Backflow proposal for annual testing and repairs necessary for the HOA's common area irrigation. A motion was made to accept the proposal as presented which was seconded and carried unanimously.

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 8:45 p.m.

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

Respectfully submitted,

Tanya Kalaydjian, Secretary Date