

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

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, September 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 8:01 P.M.

**BOARD MEMBERS PRESENT**

Gary Burns, President  
John Hester, Vice President  
Jerry Kramer, Treasurer

**BOARD MEMBERS ABSENT**

Tanya Kalaydjian, Secretary  
Brett Vaughan, Member At Large

**HOMEOWNERS PRESENT**

There were no homeowners present for the Meeting.

**OTHERS PRESENT**

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

**SECRETARY'S REPORT**

The Board was presented with the General Session Minutes for the April, May and June 2019 meetings. After discussion, a motion was made to approve the minutes, seconded and carried unanimously.

The Board was presented with the General Session Minutes for the August 2019 meeting. After discussion, approval of the minutes was tabled, pending revisions.

**OPEN FORUM**

Open Forum was not held 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 July 31, 2019, the bank balances were:

Union Bank Reserve -	\$103,044.53
Alliance Association Reserve-	\$114,018.00
Union Bank Operating -	<u>\$ 36,052.97</u>
Total Assets -	\$253,115.50

## **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 thoroughly reviewed the most recent drafts of the proposed restated CC&R's and Bylaws and proposed explanatory covering letters to homeowners from outside legal counsel and the Board. On motion duly made and seconded, the Board unanimously approved sending those documents to homeowners, in the form reviewed by the Board. The Board unanimously approved to hold a Town Hall Meeting for homeowners to familiarize themselves with the proposed restated documents and the restatement process. The Town Hall Meeting was scheduled to be held on October 10, 2019 in lieu of the October General and Executive meetings on that date and all homeowners will be duly notified.

## **NEW BUSINESS**

The Board discussed additional Park signage, consistent with City and County ordinances and intends to obtain price quotations.

## **ANNOUNCEMENT OF NEXT MEETING**

The next meeting of the Mulholland Heights Homeowners Association will be held on October 10, 2019.

## **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,

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Tanya Kalaydjian, Secretary

Date