

**Mulholland Heights Homeowners Association**  
Board of Directors Meeting

**GENERAL SESSION**

January 9, 2020

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, January 9, 2020 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 7:06 P.M. A Board Member noted that, before the General Session Meeting was called to order, the scheduled Annual Meeting of the Association had been adjourned to February 14, 2020 because homeowner representation was not sufficient to meet quorum requirements.

**BOARD MEMBERS PRESENT**

Gary Burns, President  
John Hester, Vice President  
Jerry Kramer, Treasurer  
Tanya Kalaydjian, Secretary  
Iqbal Hans, Member at Large

**HOMEOWNERS PRESENT**

A number of homeowners were present at the meeting

**OTHERS PRESENT**

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

**OPEN FORUM**

The homeowners present were invited to address the Board. A homeowner inquired about the status of the proposed restatement of the HOA's governing documents. A Board member noted that homeowners had until March 2, 2020 to review and email any comments, questions and concerns regarding the restatements to management. At that time, he continued, the Board intended to give serious consideration to the input received from homeowner in determining whether to make revisions to the previously proposed documents. Several related homeowner comments followed, concerning specific provisions of the proposed documents including view protection and private slope irrigation. A general discussion between Board members and homeowners followed. At the conclusion of open forum, a Board member advised that homeowners would receive additional updates on the restatement process in the coming months. He added that no date has been set for the ultimate homeowner vote on approval of restated governing documents.

**SECRETARY’S REPORT**

The Board reviewed the November and December 2019 General Session Meeting Minutes. A motion was made and seconded to table the minutes, pending further revisions based on previous Board comments. The motion carried unanimously.

**MANAGEMENT REPORT**

Management reviewed the completed and pending tasks for the month and a general status discussion followed. A Board member noted that the Executive Session meeting would be held immediately following adjournment of the General Session meeting and that items on the agenda this month included 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 to Title VI. As of November 30, 2019, the bank balances were:

|                               |                     |
|-------------------------------|---------------------|
| Union Bank Reserve -          | \$ 39,555.83        |
| Alliance Association Reserve- | \$103,256.57        |
| Union Bank Operating -        | <u>\$ 67,404.04</u> |
| Total Assets -                | \$210,216.44        |

The Board read the Resolution to Record Lien per California Civil Code 5673 on APN 2080-025-038. A motion was made to approve the Resolution to Record Lien, the motion was seconded and the motion passed unanimously.

**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**

No unfinished business was discussed at the meeting.

**NEW BUSINESS**

The Board reviewed the proposed new Mulholland Heights Homeowners Association Election and Voting Rules and Regulations prepared by the Association’s outside legal counsel, Roseman & Associates. A Board member noted that enactment of the new Rules was required to comply with recent changes in California law, and a discussion followed. A motion was made to approve mailing the proposed Rules to homeowners for their review in accordance with the Association’s governing documents and applicable law, prior to the Board’s vote on adoption at the next General Session meeting. The motion was seconded, and carried unanimously.

