

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
December 10, 2020

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, December 10, 2020 at 8:00 P.M. via Teleconference.

CALL TO ORDER:

Gary Burns, President stated that a Quorum of the Board of Directors was present and called the Meeting to order at 8:07 P.M.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS NOT PRESENT:

Iqbal Hans, Member At Large

HOMEOWNERS PRESENT:

A number of homeowners were present.

OTHERS PRESENT:

Helen Cook, CMCA, AMS, Vice President of Client Relations & Sr. Community Manager, Henri O’Bryant III, Assistant to Helen Cook & Recording Secretary of the meeting.

SECRETARY’S REPORT:

The board reviewed revised draft minutes from September 10, 2020 and November 5, 2020 meetings. Motions were made and seconded to approve each set of minutes and were approved unanimously. It was noted that minutes of the October 2020 meeting had been approved by the Board at the November 5th meeting.

BOARD OF DIRECTORS VOTE ON TELECONFERENCE & VIDEO CONFERENCE MEETING POLICY:

Management noted that the Board would next consider and vote on approval of a revised Policy on Teleconference and Video Conference Meetings, which had previously been mailed to homeowners. A Board member explained that the revised Policy was intended to replace the existing Policy that was due to expire shortly. The first Policy, he continued, was adopted on a temporary, emergency basis due to Covid19 bans on public gatherings and, as such, was a short-term measure under state law. He advised that the revised Policy would continue in effect until the restrictions were removed by the responsible state and local officials. He also confirmed that the two Policies were otherwise identical. Homeowners were then invited to address the Board with any comments or questions, but no one did so. A Board member made a motion to approve the revised Policy, which was seconded and approved unanimously by the Board.

DIRECTORS UPDATE:

Board members provided homeowners with an update on Covid19 restrictions on use of the Park and the playground and basketball court areas. The Park fields and walks remain open, subject to City and County

masking and social distancing requirements and bans on public gatherings. The basketball court and playground areas remain closed due to the Covid19 orders and liability concerns. The zip ties used to secure playground equipment were replaced with stronger chains and locks to prevent use. New warning signs were also installed.

A Board member also mentioned that landscaping and irrigation maintenance is taking place in the Park, with Stay Green in the process of replacing approximately 35 plants with a larger, hardier variety at no cost to the Association.

A Board member summarized the progress made to date in revising the governing documents since the Town Hall Meeting in October 2019. Following the Town Hall Meeting, the Board invited further comments from homeowners and several homeowners responded. The Board then conducted a comprehensive review of the homeowner input, and based on that review, suggested various changes in the drafts to the Association's outside law firm. A finalized draft is expected shortly and once approved by the Board, will then be ready for distribution to homeowners. Another Town Hall Meeting will then be held, prior to scheduling the ultimate homeowner vote. He advised that the Board currently estimated a time frame of approximately six months between the Board's approval of the revised draft and the homeowner vote.

MANAGEMENT REPORT:

Management reviewed the completed and pending tasks for the month and a general discussion followed. A Board member noted that the monthly Executive Session would include the status of notices sent to several homeowners for various CC&R violations, delinquent homeowner accounts, and architectural requests received from homeowners. He added that other items to be discussed when Executive Session reconvened included an annual security review and a new collection agency agreement for services sometimes required by the Association in instances when other efforts to collect delinquent payments from homeowners unsuccessful.

TREASURER'S REPORT:

The Board reviewed the audited monthly financials per their fiduciary responsibility in accordance with Title VI. As of November 30, 2020, the bank balances were:

Union Bank Reserve - \$30,303.74
Alliance Association Reserve- \$103,508.76
Union Bank Operating - \$121,519.07
Accounts Receivable - \$3,101.00 Total
Assets - \$258,432.57

HOMEOWNER FORUM:

The homeowners in attendance were invited to address the Board. One homeowner raised concerns over the condition of parts of the concrete walk in the Park, which were buckling and cracking in some places. A Board member advised that a concrete company had recently inspected the walk and repairs would be made shortly.

Another homeowner asked whether the Board was currently considering installing access gates at the community's access points. A Board member explained that in a survey of homeowners conducted by the Board several years ago, responses were mixed. Of the 50% of homeowners who responded, about 50% favored and 50% opposed moving forward with that project. Given the limited homeowner support, and the cost of conducting a full feasibility study, the Board tabled the gating project at that point. Another Board member added that several homeowners recently volunteered to investigate gating-in independent

