

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
March 12, 2020

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, March 12, 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 7:45 P.M.

BOARD MEMBERS PRESENT

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

HOMEOWNERS PRESENT

A number of homeowners were present.

OTHERS PRESENT

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

SECRETARY'S REPORT

The Board was presented with the draft of the General Session Minutes for February 2020 meetings. After discussion, a motion to approve the minutes was made and seconded, and the motion was approved unanimously. Approval of outstanding minutes of prior meetings was tabled, pending revisions based on previous Board member comments.

OPEN FORUM

The homeowners present were invited to address the Board. There were questions and comments, both in general and specific to particular provisions, from several homeowners regarding the proposed restatement of the Associations governing documents. Board responded to all. One Board member noted that the period for homeowner comments had ended 10 days earlier and the Board was just beginning the process of reviewing and considering the homeowner input. That process is expected to be time-consuming, because the comments and concerns received from homeowners, as a whole, were very extensive and detailed. A second Board member advised that homeowners will continue to be informed of further actions in the restatement process, resulting ultimately in a homeowner vote on approval. At this time, he

continued, no timetable has been set for bringing the process to a vote. All Board members thanked the homeowners present for attending the meeting and expressing their concerns, particularly in light of the current public health emergency.

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 January 31,2020 the bank balances were:

Union Bank Reserve -	\$ 37,402.51
Alliance Association Reserve-	\$103,335.51
Union Bank Operating -	<u>\$ 65,155.93</u>
Total Assets -	\$212,914.13

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

Adoption of the HOA's proposed new election rules was tabled to the next General Session meeting, pending a clarification from outside counsel

NEW BUSINESS

Board members discussed publishing the next issue of the Association Newsletter in April. The Board also discussed the potential impact of the coronavirus public health emergency on the Association, including communications with homeowners and the feasibility of conducting future meetings by Zoom.

ANNOUNCEMENT OF NEXT MEETING

The next meeting of the Mulholland Heights Homeowners Association will be held on April 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, AMS, Recording Secretary, HOA Organizers, Inc.

Respectfully submitted,

Tanya Kalaydjian, Secretary

Date