

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
June 11, 2020

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, June 11, 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 8:05 P.M.

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Helen Cook, CMCA, AMS, Vice President of Client Relations & Sr. Community Manager, Cynthia Rubio, Recording Secretary, HOA Organizers, Inc. A few Mulholland Heights homeowners were also present.

SECRETARY'S REPORT

The General Session Minutes from January 2020 and March 2020 were reviewed by the Board of Directors. John motioned to improve the January 2020 minutes, Jerry second the motion and it was approved. Gary motioned to approve the March 2020 minutes, Iqbal second the motion and it was approved. John mentioned that all the updated 2018 and 2019 minutes had been uploaded to the Mulholland Heights website.

BOARD OF DIRECTORS UPDATES

Jerry provided the membership with an update on the landscaping and brush clearance. Jerry also asked the membership to inform management of any dead trees or brush that may have been missed. Iqbal informed the membership on the park usage specifying what was open for use and what remained closed. Gary supplied an update on the civil unrest and the security coverage. Tanya presented information on how the COVID-19 situation has minorly affected the association's financials. John enlightened the membership on the status of the Restated CC&R which was still under review by the Board.

MEETING BUSINESS

The Board of Directors reviewed the policy for teleconference meetings with the homeowners that were present. One of the homeowners inquired about the registration process as noted in the policy. Tanya clarified in detail that the homeowners would only need to register once to receive meeting details and would then be added to a list where they would be informed of all the upcoming meeting login details. After a discussion regarding the language on the policy, Gary motioned to ratify the Teleconference Meeting Policy with the condition to amend #4 regarding the login process before each meeting. Jerry second the motion and it was approved unanimously.

The proposed new Election Rules were reviewed with the homeowners and the homeowners were given the option to ask questions and address concerns. After an in-depth review of the proposed election rules and answering homeowner questions in detail, Gary motions to adopt the proposed Election Rules, Tanya second the motion and it was approved unanimously.

MANAGEMENT REPORT

After the Executive Session summary of the session held on Thursday, June 11, 2020 at 6:30 PM, the action items reports were reviewed along with the architectural requests. Architectural projects were approved for 3717 Via Del Prado, 3501 Via Del Prado, 22115 Palais Place, 22231 Belleau Ct, and 22266 Dardenne Street.

TREASURE’S REPORT

The Board reviewed the audited monthly financials per their fiducial responsibility in accordance with Title VI. As of May 31, 2020, the bank balances were:

Union Bank Reserve -	\$26,438.82
Alliance Association Reserve-	\$103,431.16
Union Bank Operating -	<u>\$111,170.97</u>
Total Assets -	\$246,545.06

UNFINISHED BUSINESS

There was no unfinished business submitted for review.

HOMEOWNER OPEN FORUM

The Mulholland Heights homeowners were given the option to address any questions or concerns to the Board of Directors. A homeowner posed a question regarding the JM Peters documents in the CC&Rs and the timeline as to when the CC&Rs will be ready; John answered in detail stating that the goal is to come up with a CC&Rs draft that will be approved by most homeowners. It was noted that per the current CC&Rs the association is not required to provide security or pest control but does so anyway.

There was a homeowner inquiry about an obstruction of view trimming request and the Board answered the question in detail specifying the process the and what needed to be accomplished.

The Board addressed membership questions and concerns regarding the irrigation issues.

There was a small update from the coordinator of the Neighborhood Watch regarding the civil unrest and protesting.

ANNOUNCEMENT OF NEXT MEETING

The next Mulholland Heights Homeowners Association Board of Directors Board Meeting will be held on Thursday July 9, 2020 at 8:00 PM.

ADJOURNMENT

There being no further business, everyone was thanked for attending and the Executive Session meeting adjourned at 9:32 PM.

Submitted by Cynthia Rubio, Recording Secretary, HOA Organizers, Inc.

Respectfully submitted,

Tanya Kalaydjian, Secretary

Date