

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
February 11th, 2021

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday, February 11th, 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 8:01 P.M.

BOARD MEMBERS PRESENT:

Gary Burns, President
Jerry Kramer, Treasurer
Tanya Kalaydjian, Secretary

BOARD MEMBERS NOT PRESENT:

John Hester, Vice President and Iqbal Hans, Member At Large

HOMEOWNERS PRESENT:

Babak A Bahario, Ruth A Zicklin, Rosario Richards, Kelsey Albek, Franny Baldwin, Leslee Shillander, and David Robbins

OTHERS PRESENT:

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

SECRETARY'S REPORT:

General Session Minutes were reviewed from December 10th, 2020 meeting. A motion to approve the minutes was made by Gary, 2nd by Tanya, and passed unanimously.

DIRECTORS UPDATE:

The board provided membership with and update on park security. Based on previous homeowner complaints and COVID-19. The Board has hired extra onsite security for the park areas. This onsite security is stationed exclusively in the park for 6 hours on Saturdays and 6 hours on Sundays. Josh, our extra security officer reports there are approximately 50-75 people who visit the park daily on weekends. Approximately 10% or less of those visitors are non-residents and/or nonhomeowners. Josh reports that none of the non-residents and/or non-homeowners, when informed that this a "Private Park", and asked politely to leave, did not courteously leave on their own. The Board reports if it's not raining Josh will be stationed in the park on weekends, its done wonders and is very effective keeping our private park exclusive to the membership. Additionally, Terry continues with our normal security job throughout the community. Lastly, the Board hopes membership notices the Board is doing a great job keeping the landscaping in very good shape.

MANAGEMENT REPORT:

The membership reviewed and discussed the current management report.

TREASURER'S REPORT:

The Board received and reviewed the audited monthly financials for December 2020 per their fiduciary responsibility in accordance with Title VI.

As of January 31, 2021, the bank balances were:

Union Bank Reserve - \$32,847.16
Alliance Association Reserve- \$103,535.09
Union Bank Operating - \$117,555.62
Accounts Receivable - \$3,292.00
Total Assets - \$257,229.80

HOMEOWNER FOURM:

Homeowners in attendance were invited to address the Board.

Franny Baldwin addressed the Board and membership to give her Neighborhood Watch report. In January, Deputy Mason D Mateo was asked if he could provide a report for Franny to give at this meeting. Franny was told by Deputy Mateo there were 16 thefts in all of Calabasas from unlocked vehicles, 13 from locked vehicles, and 9 stolen vehicles in the months of October, November, and December of 2020. He further stated the increase in crimes is a result of people staying home during Covid-19 and please remember and remind everyone to please lock their cars and to secure all valuables in the trunk of the car. A Board member asked Ms. Baldwin how many homeowners she currently has on her Neighborhood Watch email list. Ms. Baldwin responded, she has 104 out of 168 currently on the list and asked if she could do another push for homeowners to be added to the list.

David Robbins addressed to Board to compliment the Board for upgrading the Private Park with the new onsite security patrol. Additionally, the park benches need repair. Mr. Robbins urged the Board to reallocate funds currently used for updating the Governing Documents towards to upgrading/updating community amenities and security issues.

Ruth Zicklin addressed the Board to complement the Boards recent efforts with security in the park area.

Rosario Richards addressed the Board to also complement the Board for implementing the additional security measures in the park to keep the residents safe while visiting the park.

The Board discussed with homeowners present the possibility of adding a fence to surround the park as with other HOA's in the surrounding area. The Board informed the membership this gating process is in the beginning stages and as new information is obtained the membership will be informed.

The Board informed membership of the increased traffic police presence in the community issuing traffic tickets, for speeding and running stop signs. Please spread the word within the community to be cautious when driving throughout the community. Additionally, if you happen to be pulled over

