

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

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday November 11th, 2021, 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 8:18 P.M.

BOARD MEMBERS PRESENT:

Gary Burns, President
Ray Pourfar, Treasurer
Aleks Baharlo, Member At Large
Tanya Kalaydjian, Secretary

BOARD MEMBERS NOT PRESENT:

Iqbal Hans, Member At Large

HOMEOWNERS PRESENT:

Robert & Catherine Rosenthal

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:

Minutes from the General Session Meeting held on October 14th, 2021 were reviewed. A Director made a motion to approve the minutes, seconded by another Director and passed unanimously. Minutes from July 8th, 2021 and September 14th, 2021 meetings were discussed and the Board decided to table the approval until the next meeting.

DIRECTORS UPDATE:

A Director addressed the homeowners present to inform on the fencing and gating of the park progress, the tree trimming and brush clearance in the common areas, and new signage for the public park.

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's, violations, delinquent homeowner accounts, and new architectural requests from homeowners.

TREASURER'S REPORT:

The Board received and reviewed the audited monthly financials for October 2021. As of October 31st, 2021, the bank balances are:

Union Bank Reserve - \$37,989.04
Alliance Association Reserve - \$103,651.31
Union Bank Operating - \$128,989.03
Accounts Receivable - \$4,121.00
Prepaid Insurance - \$1,024.32
Total Assets - \$274,989.70

UNFINISHED BUSINESS:

The Board reviewed and discussed a proposal from Valley Landscape dated 10.7.21 for trimming 8 Eucalyptus & 1 Brazilian Pepper trees. A Director made a motion to Ratify the \$5900 proposal, seconded by another Director, and passed unanimously.

NEW BUSINESS:

None discussed.

ARCHITECTURAL REQUESTS:

A Homeowner on Belleau Court submitted a solar panel install request. The request was reviewed by the Board. A Director made a motion to approve the request, seconded by another Director, and passed unanimously.

OWNERS CONCERNS:

A Homeowner addressed the board to raise concerns pertaining to the ongoing overcrowding and mushy grass issues in the public park areas.

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, December 9th, 2021.

ADJOURNMENT:

There being no further business, the Board thanked homeowners for their participation and the General Session meeting adjourned at 8:29 PM.

Submitted by Henri O'Bryant III, Recording Secretary, HOA Organizers, Inc.

Respectfully submitted,

Tanya Kalaydjian, Recording Secretary

Date