

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
October 14th, 2021

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday October 14th, 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 8:03 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:

Allison Soloman

OTHERS PRESENT:

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

ADOPTION OF THE ARCHITECTURAL COMMITTEE CHARTER:

A director made a motion to Adopt the Restatement Committee Charter with minor corrections, seconded by another Director, and the charter passed unanimously.

SECRETARY'S REPORT:

Minutes from the General Session Meeting held on July 8th, 2021, and September 9th, 2021, The Board decided to table approval until the next meeting.

DIRECTORS UPDATE:

A Director addressed the homeowners and gave an update regarding the fencing of the park, concrete replacement proposals for the park, and discussed the possibly of updating and/or replacing the camera system.

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 homeowners for various CC&R's, violations, delinquent homeowner accounts and new architectural requests from homeowners.

- **Reserve Study Report;**

A reserve study report from Association Reserves was reviewed and discussed in the Executive session. A director made a motion to approve the reserve study report, second by another director, and motion passed unanimously.

- **Budget:**

The Board reviewed, discussed, and adjusted the proposed 2022 Budget in Executive Session. The approved final 2022 Budget includes a \$15.00 increase in the monthly dues, bringing the new total to \$200.00. A Director made a motion to approve the \$15.00 monthly increase in dues to bringing the new monthly total to \$200.00. Seconded by another Director, and motion passed unanimously.

TREASURER'S REPORT:

The Board received and reviewed the audited monthly financials for September 2021. As of September 30th, 2021, the bank balances are:

- Pacific Western Reserve - \$36,012.42
- Alliance Association Reserve - \$103,638.11
- Union Bank Operating - \$150,019.10
- Accounts Receivable - \$3,557.00
- Prepaid Insurance - \$1,526.49
- Total Assets - \$294,763.12

UNFINISHED BUSINESS:

The Board reviewed and discussed a report dated September 27th, 2021, from Pacific Utility Audit Inc.

NEW BUSINESS:

The Board Reviewed and discussed an Architectural Request from a homeowner located on Palais Place to install solar panels. A Director made a motion to grant the request. Seconded by another Director and passed unanimously.

OWNERS CONCERNS:

None noted

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, November 11th, 2021.

ADJOURNMENT:

There being no further business, the Board thanked homeowners for their participation and the General Session meeting adjourned at 8:18 PM.

Respectfully submitted,

Tanya Kalaydjian, Recording Secretary

Date