

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
February 10th, 2022

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday February 10th, 2022, 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 8:02 P.M.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Iqbal Hans, Member At Large
Tanya Kalaydjian, Secretary

HOMEOWNERS PRESENT:

Larry Goldberg

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 January 13th, 2022, A Director made a motion to accept, seconded by another Director, and the general session minutes passed unanimously.

DIRECTORS UPDATE:

A Director addressed the Membership and presented an update regarding the possible future gating of the community, the feasibility of moving forward with the gates, and the location of the gates.

An Architectural Committee member addressed the Membership regarding recent Architectural submissions and his pleasure on how smoothly the new submission process is progressing.

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 not reconciled financials from January 31st, 2022, the bank balances were:

Operating - \$50,827.02
Alliance Operating - \$46,425.70
Pacific Western General Reserve - \$40,778.97
Alliance Reserve - \$103,690.50
Accounts Receivable - \$8,069.00
Prepaid Insurance - \$368.98
Total Assets - \$250,160.17

Board Architectural Committee:

3635 Via Del Prado for replacement of a rod iron fence that backs up to the park. The new proposed fence will be tempered plexiglass, as per the new MH's guidelines. A Director made a motion to approve the request, seconded by another Director, and the motion passed unanimously.

22223 Dardenne for repainting the exterior, replacing the garage doors, installing a new gate in the courtyard. A Director made a motion to conditionally approve the request, seconded by another Director, and the motion passed unanimously.

22101 Palais Place for installation of solar panel on the rear of the roof. This request was approved on February 10th, 2022. A Director made a motion to approve the request, seconded by another Director, and the motion passed unanimously.

NEW BUSINESS:

None to report

OWNERS CONCERNS:

The Board reviewed and discussed an owner concern that was submitted via email from 3614 VDP regarding the new signs that were installed in the park.

The Board reviewed and discussed an owner concern that was submitted via email from 3511 VDP regarding a dog off leash incident in the park with another resident of the community.

The Board reviewed and discussed an owner concern that was submitted via email from 22261 Cairnloch regarding the theft of a food delivery item that was left by the front door to their house.

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, March 10th, 2022

ADJOURNMENT:

There being no further business, the Board thanked homeowners for their participation and the General Session meeting adjourned at 7:20 PM.

Respectfully submitted,

Tanya Kalaydjian, Recording Secretary

Date