

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
January 13th, 2022

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday January 13th, 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
Tanya Kalaydjian, Secretary
Aleks Baharlo, Member At Large

BOARD MEMBERS NOT PRESENT:

Iqbal Hans, Member At Large

HOMEOWNERS PRESENT:

Franny Baldwin
Jana Adler
Joel & Lynn Ovadia

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 December 9th, 2021, 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 Insurance renewal for the community. The fountain in the park is repaired and a flow meter was also installed in the park to alert and stop any possible leaks in the fountain.

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 November 2021. As of November 30th, 2021, the bank balances were:

Union Bank Reserve - \$38,395.61
Alliance Association Reserve - \$103,664.09
Union Bank Operating - \$149,479.61
Accounts Receivable - \$4,691.65
Prepaid Insurance - \$1,024.32
Total Assets - \$297,255.28

UNFINISHED BUSINESS:

None to report

NEW BUSINESS:

None to Report

OWNERS CONCERNS:

A homeowner on VDP addressed the Board to inquire about a tree and/or bush issue on the hillside behind her home.

A homeowner on Calipatria addressed the Board and asked about the security patrols around the community and the frequency of the patrols in the community.

A homeowner on Cairnloch addressed the Board and presented an update on a recent mud slide that occurred behind their home because of the late December 2021 heavy rainstorms. The Board thanked the homeowner for the update and recommended the homeowner not use the Mulholland Heights vendors for repairs on their home. Additionally, a Board member recommended the homeowner get a professional opinion of the stability of the hillside, such as geological, soils report, and/or a geotechnical report.

ANNOUNCEMENT OF NEXT MEETING:

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

ADJOURNMENT:

There being no further business, the Board thanked homeowners for their participation and the General Session meeting adjourned at 8:42 PM.

Respectfully submitted,

Tanya Kalaydjian, Recording Secretary

Date