

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
June 9th, 2022

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday June 9th, 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 8:06 P.M.

BOARD MEMBERS PRESENT:

Gary Burns, President
Ray Pourfar, Treasurer
Tanya Kalaydjian, Secretary

BOARD MEMBERS NOT PRESENT:

Mike Hoftman, Member At Large
Aleks Baharlo, Member At Large

HOMEOWNERS PRESENT:

William & Rea Glazer
Giustina Cipriani
Jerry Kramer

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 March 10th, 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 on the brush clearance / weed abatement throughout the community. The project should be completed within the next few days, if homeowners see anything that needs to be further addressed, please email Helen and provide pictures of area so we can send the vendor to clear the area.

A Director also presented an update for the grass on the hill in the park. This grassy area will be replaced with mulch and a drip irrigation system to further comply with the new water restrictions.

A Director informed the membership to always be careful when out in the community, if you happen to discover someone following you, please go immediately to the Los Hills station. Additionally, as always, lock your doors, be aware of your surroundings, make sure your property is sufficiently lighted, and always lock your doors.

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 May 31st, 2022, the bank balances were:

Alliance Operating - \$165,190.99
Pacific Western General Reserve - \$4.51
Alliance Reserve - \$107,385.19
Accounts Receivable - \$7,445.92
Total Assets - \$280,026.61

Board Architectural Committee:

None to report this meeting.

NEW BUSINESS:

None to report

OWNERS CONCERNS:

A homeowner addressed the Board and asked on the progress of the possibility of gating the entire community. A Director answered and presented an update on the progress of discussions, the possibility of forming a committee, the cost of hiring someone to man the gate, possible locations of the gates, and the possibility of distribution of another survey to the membership.

The Board reviewed and discussed an owner concern that was submitted via email from a homeowner who is reporting team sports are currently occurring the park.

The Board reviewed and discussed an owner concern that was submitted via email from a homeowner who is concerned about the rise in HOA fees. They would like the Board to consider keep the monthly dues low.

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, July 14th, 2022

ADJOURNMENT:

There being no further business, the Board thanked homeowners for their participation and the General Session meeting adjourned at 8:53 PM.

Respectfully submitted,

Tanya Kalaydjian, Recording Secretary

Date