

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

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday November 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 8:05 P.M.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

Tanya Kalaydjian, Secretary

HOMEOWNERS PRESENT:

The Rosenthal's
Charo Richards
Leslee Shillander
Sharon Buks

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 June 9th, 2022, and July 14th, 2022. A Director made a motion to accept, seconded by another Director, and the general session minutes passed unanimously.

DIRECTORS UPDATE:

A Director informed membership that the Board has discussed additional proposals to repair the concrete in the park. Stay Green has continued trimming trees around the community and trees in the community are looking beautiful. Sprinkler systems in the park will be replaced with a drip/bubblers irrigation system. With the recent rains, the irrigation team was able to turn off the water and the rain watered the area. As for the tables in the park will be taken completely apart and rebuilt once the correct handyman is found. A Director announced to membership that Mike Hoffman has decided to remove himself from the Board.

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 modification requests.

TREASURER'S REPORT:

The Board received and reviewed the audited monthly not reconciled financials from October 31th, 2022, the bank balances were:

Alliance Operating - \$144,914.69
Pacific Western General Reserve - \$4.98
Alliance Reserve - \$155,581.49
Accounts Receivable - \$8,142.00
Allowance for Bad Debit - (\$3,045.50)
Total Assets - \$305,597.66

Board Architectural Committee:

None to report this meeting.

NEW BUSINESS:

A Director made a motion to approve the Reserve Study from Association Reserves, seconded by another director, and the motion passed unanimously.

A Director made a motion to approve the Associations 2023 Budget, seconded by another director, and the motion passed unanimously.

RADIFICATION OF PROPOSALS;

Stay Green Inc., work order #43236, dated 10.28.22 for \$698.57 to repair a 1 ½ mainline leak on the back slope of 22300 Cairnloch St. A Director made a motion to ratify the proposal, seconded by another director, and the motion passed unanimously.

Accurate Backflow, invoice #22612, dated 9.29.22 for \$565.00 to test and certify 10 backflow devices throughout the community. A Director made a motion to ratify the proposal, seconded by another director, and the motion passed unanimously.

Advanced Election Services proposal dated September 21st, 2022 for \$1775.00 to provide election services for the community. A Director made a motion to ratify the proposal, seconded by another director, and the motion passed unanimously.

OWNERS CONCERNS:

A director discussed the possibility of gating the community. A homeowner asked if there is space to install a gate or gates in the front of the community. A Director answered yes there is room and space to add gates. A homeowner asked if permission is required from the Board to install turf in the front yards. A Director answered yes approval is required. Please email a completed "Architectural Modification" form to Management and they will forward the paperwork to the Board Committee for review, discussion, and approvals.

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, December 8th, 2022

ADJOURNMENT:

There being no further business, the General Session meeting adjourned at 8:40 PM.

Respectfully submitted,

Tanya Kalaydjian, Recording Secretary

Date