

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
January 12th, 2023

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday January 12th, 2023, 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 8:01 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:

Donna Workman
Joel 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 8th, 2022. A Director made a motion to accept, seconded by another Director, and the general session minutes passed unanimously.

DIRECTORS UPDATE:

A Director informed the homeowners present that the security cameras are in the process of being replaced, the pine trees are in the process of being trimmed, juniper plants in the park are growning again throughout the community. Drip irrigation system installation is in the final stages of installation. Our security service in the community is active for 7 days a week now through January of 2023. Our security personal, whenever they happen to see an open garage door, they immediately try to contact the homeowner and remind them to close the garage door.

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, "2" delinquent homeowner accounts, and new architectural modification requests. Action items include the cameras, cement in replacement in the park.

TREASURER'S REPORT:

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

Alliance Operating - \$156,283.72
Pacific Western General Reserve - \$5.44
Alliance Reserve - \$156,342.28
Accounts Receivable - \$8,742.00
Allowance for Bad Debit - (\$3,045.50)
Total Assets - \$318,327.94

ARCHITECTURAL COMMITTEE:

None

NEW BUSINESS:

The Board reviewed and discussed the TPC Builders \$48,162.00 proposal dated 12.22.22 for repairs to the walkways in the park. A Director made a motion to accept this proposal subject to the approval of the final contract and fencing of the park while repairs are in process, seconded by another director, and motion passed unanimously.

RADIFICATION OF PROPOSALS:

A Director made a motion to ratify the Sax Insurance, State Farm Insurance proposal, seconded by another director, and the motion passed unanimously.

OWNERS CONCERNS:

A homeowner addressed the Board and asked what hours the security team is onsite patrolling in the community. A director responded, security is patrolling the community from roughly 10am through 2,3,4am in the morning. The homeowner further asked if the cameras are working in the community. A director responded, cameras are working in the community and the footage is only released to the sheriff's department, when asked.

A homeowner addressed the Board and said he would like to discuss with the Board mud that flowed down the hill from the above V-ditches into his yard. Last year we had a mud slide from the above hill on my property and I cleared away the mud at a cost to me of \$5,400.00. This year's mud slide appears to be coming from the V-ditches up above me, down to the cisterns and into my yard. A director answered we have rains expected again this coming weekend and the Board suggested we wait until the end of this weekend and see if more debris comes down onto the patio. The director further suggested, the neighbor next door is having her yard cleaned up and maybe you should knock on the door and see if the workers can also help clear his yard.

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, February 9th, 2023.

ADJOURNMENT:

There being no further business, the General Session meeting adjourned at 8:35 PM.

Respectfully submitted,

Recording Secretary

Date