

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
July 11<sup>th</sup>, 2024

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday July 11<sup>th</sup>, 2024, at 8:00 P.M. via Teleconference.

**CALL TO ORDER:**

Michael Parkdaman, Vice 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:**

Michael Parkdaman, Vice President  
Ray Pourfar, Treasurer  
Richard Kane, Secretary  
Igal Sapir, Member at Large

**BOARD MEMBERS NOT PRESENT:**

Gary Burns, President

**OTHERS PRESENT:**

Helen Cook, CMCA, AMS, Vice President of Client Relations & Sr. Community Manager,  
Eric Bristow, Recording Secretary.

**SECRETARY'S REPORT:**

The Board reviewed Executive Session minutes from June 13<sup>th</sup>, 2024. Richard made a motion to accept, seconded by Igal, and the minutes passed unanimously.

**BOARD OF DIRECTORS UPDATES:** We received many ballots for the Spectrum vote, but we want to have an overwhelming number of votes. The Board wants to make sure that everyone gets a chance to vote and wants to extend the voting period. The fence along the park is in the process of being repaired. Electrical boxes, benches and tables were repaired and repainted. There are no weed killing chemicals are being used. Please remember to lock your car doors and pick up your mail as soon as possible. USPS has Informed Delivery which tells you what items you are getting in the mail for that day via email, which needs to be requested through the USPS.

**MANAGEMENT REPORT:**

- **Executive Session Summary:** Board approved the executive session minutes. Made a motion to approve a \$15,000 fence repair in the park. Ray made a motion to approve, seconded by Richard and approved unanimously. The Board discussed the homes they are monitoring to send to collections. An ARC Request was also approved.
- **Review Action Item Report:**
- **Review of Correspondence/Miscellaneous**

**TREASURER'S REPORT:**

The Board received and reviewed the audited monthly reconciled financials from June 30<sup>th</sup>, 2024, the bank balances were:

First Citizens Bank – Operating - \$92,275.73  
First Citizens Bank - IntraFi Reserve - \$179,347.96  
Total Assets - \$278,743.91

**UNFINISHED BUSINESS:**

- Spectrum Savings Plan

**NEW BUSINESS:**

- Reserve Study
- New Landscape Company

**HOMEOWNERS FORUM:**

The homeowners had an opportunity to speak to the Board about their concerns.

**ANNOUNCEMENT OF NEXT MEETING:**

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, August 22<sup>nd</sup>, 2024.

**ADJOURNMENT:**

There being no further business, the General Session meeting adjourned at 8:44 PM.

Submitted by Eric Bristow, Recording Secretary, HOA Organizers, Inc.

Respectfully submitted,

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Recording Secretary

Date