

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
July 10<sup>th</sup>, 2025

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday July 10<sup>th</sup>, 2025, 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  
Richard Kane, Secretary  
Igal Sapir, Member at Large

**BOARD MEMBERS NOT PRESENT:**

Michael Parkdaman, Vice 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 11<sup>th</sup>, 2025. Richard made a motion to accept the minutes as long as the next meeting date is changed to July 10, 2025, seconded by Igal, and the minutes passed unanimously.

**BOARD OF DIRECTORS UPDATES:** Gary discussed weed abatement, tree trimming and adjusting, and future security issues for the HOA which will be discussed in future meetings.

**MANAGEMENT REPORT:**

- **Executive Session Summary:** The Board approved the minutes for the previous meeting, weed abatement, tree trimming and adjusting.
- **Review Action Item Report:** N/A
- **Review of Correspondence/Miscellaneous:** N/A

**TREASURER'S REPORT:**

The Board received and reviewed the monthly audited reconciled financials from June 30<sup>th</sup>, 2025, the bank balances were:

First Citizens Bank – Operating - \$99,190.80  
First Citizens Bank - IntraFi Reserve - \$172,263.66  
Total Assets - \$271,710.96

**UNFINISHED BUSINESS:**

- N/A

**NEW BUSINESS:**

- N/A

**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 is on August 14, 2025.

**ADJOURNMENT:**

There being no further business, the General Session meeting adjourned at 8:16 PM.

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

Respectfully submitted,

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Recording Secretary

Date