

Mulholland Heights Homeowners Association
Board of Directors Meeting
GENERAL SESSION
June 8th, 2023

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

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

HOMEOWNERS PRESENT: 11 Owners were present.

OTHERS PRESENT:

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

SECRETARY'S REPORT:

Minutes from the General Session Meeting held on January 12th, 2023. A Director made a motion to accept, seconded by another Director, and the general session minutes passed unanimously.

DIRECTORS UPDATE:

A Director provided an update regarding the parking concrete repairs to the walkways and the weed abatement progress.

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 2 new architectural modification requests. Action items include the cameras and cement in replacement in the park.

TREASURER'S REPORT:

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

Alliance Operating - \$203,736.25
Pacific Western General Reserve - \$6.67
Alliance Reserve - \$162,629.61

Accounts Receivable - \$9,962.00
Allowance for Bad Debit - (\$3,045.50)
Total Assets - \$373,289.03

ARCHITECTURAL COMMITTEE: No updates were provided.

NEW BUSINESS:

Resolution to Lien - APN # 2080 -024-018. A Director made a motion to proceed with the lien, seconded by another Director, and the general session minutes passed unanimously.

RADIFICATION OF PROPOSALS:

A Director made a motion to ratify the Accurate Backflow proposal in the amount of \$3,600.00 seconded by another director, and the motion passed unanimously.

A Director made a motion to ratify the Stay Green annual weed abatement proposal in the amount of \$31,213.13 seconded by another director, and the motion passed unanimously.

A Director made a motion to ratify the Valley Landscape proposal in the amount of \$1,315.00 seconded by another director, and the motion passed unanimously.

OWNERS CONCERNS:

A homeowner addressed the Board and requested longer hours for security.
A homeowner addressed the Board and stated his vehicle was broken into.

ANNOUNCEMENT OF NEXT MEETING:

The next Mulholland Heights Homeowners Association Board of Directors General Session Board Meeting will be held on Thursday, July 13, 2023.

ADJOURNMENT:

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

Respectfully submitted,

Recording Secretary

Date