

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
June 13<sup>th</sup>, 2024

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday June 13<sup>th</sup>, 2024, 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  
Michael Parkdaman, Vice President  
Ray Pourfar, Treasurer  
Richard Kane, Secretary  
Igal Sapir, Member at Large

**BOARD MEMBERS NOT PRESENT:**

N/A

**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 May 15<sup>th</sup>, 2024. Michael made a motion to accept, seconded by Richard, and the minutes passed unanimously.

**BOARD OF DIRECTORS UPDATES:** We hired a new landscape company, and they are doing a wonderful job. Stay Green was not communicative and was more expensive. They will be fixing the irrigation lines. We are getting the basketball court redone. The fencing at the baseball field is also going to be fixed.

**MANAGEMENT REPORT:**

- **Executive Session Summary:** The Board went over the minutes, discussed one account in in collections, the 3-year plan for the reserve study for \$750 a year, they went over legal matters, and the Spectrum plan was gone over.
- **Review Action Item Report:**
- **Review of Correspondence/Miscellaneous**

**TREASURER'S REPORT:**

The Board received and reviewed the audited monthly reconciled financials from March 31<sup>st</sup>, 2024, the bank balances were:

First Citizens Bank – Operating - \$94,046.10  
First Citizens Bank - IntraFi Reserve - \$175,507.46  
Total Assets - \$274,423.28

Gary made a motion to ratify the proposal to repair the backflow devices, Richard seconded the motion, and it passed unanimously. The three backflow device repairs have been completed.

Gary made a motion to ratify the maintenance at the park from Valley Landscaping, Richard seconded the motion, and it passed unanimously.

**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, July 11<sup>th</sup>, 2024.

**ADJOURNMENT:**

There being no further business, the General Session meeting adjourned at 9:10 PM.

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

Respectfully submitted,

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Recording Secretary

Date