

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
November 21<sup>st</sup>, 2024

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Thursday November 21<sup>st</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 8:03 P.M.

**BOARD MEMBERS PRESENT:**

Gary Burns, President  
Michael Parkdaman, Vice President  
Richard Kane, Secretary  
Igal Sapir, Member at Large

**BOARD MEMBERS NOT PRESENT:**

Ray Pourfar, Treasurer

**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 September 26<sup>th</sup>, 2024. Michael made a motion to accept the minutes, seconded by Richard, and the minutes passed unanimously.

**BOARD OF DIRECTORS UPDATES:** The fencing in the park is finished. The landscaping at the park is also getting better. The fountain has been fixed. Palm trees will begin to be removed, and the v-ditches have been cleaned out.

**MANAGEMENT REPORT:**

- **Executive Session Summary:** Reviewed delinquencies and discussed one lien.
- **Review Action Item Report:**
- **Review of Correspondence/Miscellaneous:** Security has increased their hourly rate from \$33.50 to \$36.00. Richard made a motion to approve the reserve study. Igal seconded, and it carried unanimously.

**TREASURER'S REPORT:**

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

First Citizens Bank – Operating - \$59,030.01  
First Citizens Bank - IntraFi Reserve - \$184,466.19  
Total Assets - \$252,374.42

**UNFINISHED BUSINESS:**

- Spectrum Savings Plan

**NEW BUSINESS:**

- Resolution to Lien: APN# 2080-027-024-32: Unanimously voted to move forward with the lien.

**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 in January 2025.

**ADJOURNMENT:**

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

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

Respectfully submitted,

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Recording Secretary

Date