

Mulholland Heights Homeowners Association  
Board of Directors Meeting  
**GENERAL SESSION**  
September 13<sup>th</sup>, 2023

A meeting of the **GENERAL SESSION** of the **Mulholland Heights Homeowners Association** was held on Wednesday September 13<sup>th</sup>, 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 8:01 P.M.

**BOARD MEMBERS PRESENT:**

Gary Burns, President  
Ray Pourfar, Treasurer

**BOARD MEMBERS NOT PRESENT:**

**OTHERS PRESENT:**

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

**SECRETARY'S REPORT:**

Minutes from the General Session Meeting held on January 12<sup>th</sup>, 2022. Gary made a motion to accept, seconded by Ray, and the general session minutes passed unanimously.

**DIRECTORS UPDATE:**

Gary informed the homeowners that were present that concrete in the park is about 80% done. The basketball court will be painted, and basketball net will be put up. The fences, including the backstop fence will be repaired. They will rebuild three pumps and will check the rest of them. The landscaping company is working on clearing out the V-ditches. They also spoke about being careful of speeding around the community.

**MANAGEMENT REPORT:**

● **EXECUTIVE SESSION SUMMARY:**

The Board talked about the delinquencies in the community are being handled, the approval of the tax return and financial statement contract, and that the budget and reserve study will be a part of the next board meeting after the Board has had time to look them over.

● **REVIEW ACTION ITEM REPORT:**

Items were talked about during the Directors Update.

● **REVIEW OF CORRESPONDENCE/MISCELLANEOUS:**

N/A

**TREASURER'S REPORT:**

The Board received and reviewed the audited monthly not reconciled financials from August 31<sup>st</sup>, 2022, the bank balances were:

Alliance Operating - \$1,592.39  
First Citizens Bank – Operating - \$137,561.30  
Pacific Western General Reserve - \$7.42  
Alliance Reserve - \$115.84  
First Citizens Bank - IntraFi Reserve - \$166,272.21  
Accounts Receivable - \$11,447.00  
Allowance for Bad Debit - (\$3,045.50)  
Total Assets - \$313,950.66

**UNFINISHED BUSINESS:**

- **CONCRETE REPIARS – COMMUNITY PARK – UPDATE:**  
This was discussed during the Directors Update.

**NEW BUSINESS:**

- **RESERVE STUDY**  
This is tabled until the next meeting, so the Board has time to look it over.
- **2024 BUDGET**  
This is tabled until the next meeting, so the Board has time to look it over.

**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 Wednesday, October 11<sup>th</sup>, 2023.

**ADJOURNMENT:**

There being no further business, the General Session meeting adjourned at 9:45 PM.

Respectfully submitted,

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Recording Secretary

Date