

Mulholland Board Meeting Minutes

Date: November 17, 2009

Time: 7:00 PM

In Attendance: Jim Dixon, Walt Duncan, Glen Huff, Jack Richards, Anne Reeves, Tom Soluri

Minutes: Minutes from the October 2009 board meeting approved as submitted by Jim Dixon.

Discussion Items:

Finance Report – Jack Richards

1. Estimated year-end financial statements were presented.
2. Financial items discussed:
 - a. Repair and Maintenance for the year was \$21,500 over budget.
 - b. \$3000 still budgeted for neighborhood events – Christmas party has yet to be paid for.
 - c. NSC Trash and light maintenance costs were discussed. Plan to ask if charges are appropriate when new contract is discussed.
 - d. \$9000 is currently estimated for reserve requirement for 2010 discussion budget.

DRC – Jim Dixon

1. Schick roof issue was reviewed and discussed.
2. Jim Dixon asked the board if it needed to set the guidelines for shingles.
3. Currently there are no written guidelines available to provide direction for the board in approving shingles or other building materials.
4. It would appear that the covenants would need to be amended in order to provide the board this authority. Currently there is no established design review committee due to the lack of interest from the neighborhood.
5. Tom S. suggested that we should contact the building contractors within the neighborhood to get their input on what specifications for shingles should be allowed in Mulholland. Jay Morton and Matt Wilson might be able to provide some guidance.
6. Jim Dixon made a motion that the DRC be re-constituted to provide the necessary guidance for neighborhood building and construction standards. This issue should be a discussion item at the neighborhood annual meeting. Glen H. second. Motion approved.

Infrastructure Report – Walt Duncan

1. Walt Duncan provided an update on the work being done on the spillway. Several large rocks have been displaced during the recent rains. Primo has been contacted and will replace/repair before submitting his invoice.
2. The repair and painting of the bridge will be delayed until the spring so as not to incur any additional cost in this budget year and to allow for daytime temperatures to increase which is necessary for the paint to properly dry.

Landscape – Anne Reeves

1. Ann has asked Suttles not to conduct anymore flower bed maintenance until next year.
2. Walt D. mentioned that the park is holding an excessive amount of water and the sprinkler system needs to be turned down during the winter.
3. Ann reported that Primo is very interested in maintaining his contract with Mulholland. He informed Anne that he is willing to maintain his current rate for 2010. Jim D. reported that NSC will not have landscaping bids back for our review until January of 2010.
4. Anne Reeves made a motion keep Primo as our primary groundkeeper at his current rate.
 - a. Discussion: In the past, every bid that has been submitted by other grounds keeping contractors has always been higher. Tom S. noted Primo's history of good performance. Jack R. suggested that we approve Primo's bid for grounds keeping under the condition that his cost will not exceed \$21,000 (current). Motion passed.
5. Primo will do Christmas lights on bridges, front gate and lamp post at a cost of no more than \$500

Security – Anne Reeves

1. James has stopped wearing jeans and has stopped smoking in the guardhouse as requested by the board.

Social Committee

1. Christmas party will be held Dec. 12, 2009 at Walt Duncan's house.

New Business

1. Glen H. suggested that Mark Hoesel be contacted see if he is willing to serve on the Mulholland BOD for 2010. Other homeowners to be contacted are, Von Nix, Collin Thomas, Phil Lancaster, and Steven Hooper.
2. Jack Richards presented his 2010 discussion budget and noted several changes that will be made to the 2010 based on 2009 actual expenses.
3. Board discussed the NSC contract and voted to maintain the same level of service. Contract will cost \$7500 per year.
4. Annual meeting will be held Tuesday January 12, 2010 and 6:30 PM. Proxies will need to be mailed to NSC prior to meeting in order to be considered valid. NSC will do all counting of ballots and certify the vote of the homeowners.
5. A holiday bonus of \$400 for James and \$200 for all other guards was approved by the board.

Next board meeting will be held at 7:00 PM on Monday, December, 14, 2009. Location to be announced.

At 8:50 PM the meeting was adjourned.

Submitted by: Walt Duncan

Mulholland Board of Directors Minutes

Date: October 20, 2009

Place: 18801 Saddle River Drive

Time: 1900

In Attendance: Jim Dixon, Glen Huff, Anne Reeves, Jack Richards, Tom Soluri

Call to Order: 1910 by Jim Dixon

Minutes: The minutes from the last meeting were reviewed and approved.

Discussion items:

1. Financial Report: Jack Richards gave a detailed financial report. The monthly manager's report from Neighborhood Services Corporation was submitted and reviewed. Annualized until the end of the calendar year, the budget is expected to exceed revenues by \$6714.00. The overage was felt to be due to several projects undertaken in the neighborhood over the past year. The homeowners who had outstanding amounts owed on their gate openers have been resolved with all bills paid. In the future, request for gate openers will require payment at the time of delivery with no invoices being allowed. Two homeowners are still in arrears on their homeowners dues. A motion was made by Glen Huff and seconded by Jim Dixon to have another letter concerning the outstanding amounts. The motion passed. It was pointed out that liens had been placed on the involved properties earlier. The financial report was submitted for approval by Jack, seconded by Anne Reeves, and approved.
2. DRC: There were no issues for discussion surrounding DRC requests. Anne Reeves indicated that she would be submitting details on a proposed brick wall on her property.
3. Infrastructure: Walt Duncan was absent from the meeting and no report was submitted. It was moved by Jim Dixon that the additional work on the Gazebo by Primo with an estimated cost of about \$4400 be placed on hold until the next calendar year in light of the financial statement. This motion was seconded by Tom Soluri. The motion passed.
4. Security Committee: The issue of the gate attendants not taking the time to call the residents when someone wants into Mulholland and is not on the "entry list" was again discussed. In site of discussing this with James in the past, this still is occurring at times. Jim Dixon will be discussing with James that this is an expectation of the gate attendants' duties and something that needs to be done 100 % of the time.
5. Landscaping: Anne Reeves submitted information from Suttles concerning the planting of fall flowers. A request for \$1200 was submitted by Anne for this and seconded by Glenn. The motion passed. Anne and Sheri Roberts are going to work with Primo to do the December Holiday decorations for Mulholland.
6. Social: The Social Committee is in the process of planning the annual December Holiday party, with the immediate step confirming a host for the event.
7. Old Business: None
8. New Business: None
9. The next meeting was set for November 19 at 1900 at 18801 Saddle River Road.
10. The motion was made by Jack Richards and seconded by Anne Reeves for adjournment. The motion passed and the meeting was adjourned at 2015.

Respectfully submitted:

Jim Dixon

Mulholland Board of Directors Minutes

Date: October 20, 2009

Place: 18801 Saddle River Drive

Time: 1900

In Attendance: Jim Dixon, Glen Huff, Anne Reeves, Jack Richards, Tom Soluri

Call to Order: 1910 by Jim Dixon

Minutes: The minutes from the last meeting were reviewed and approved.

Discussion items:

11. Financial Report: Jack Richards gave a detailed financial report. The monthly manager's report from Neighborhood Services Corporation was submitted and reviewed. Annualized until the end of the calendar year, the budget is expected to exceed revenues by \$6714.00. The overage was felt to be due to several projects undertaken in the neighborhood over the past year. The homeowners who had outstanding amounts owed on their gate openers have been resolved with all bills paid. In the future, request for gate openers will require payment at the time of delivery with no invoices being allowed. Two homeowners are still in arrears on their homeowners dues. A motion was made by Glen Huff and seconded by Jim Dixon to have another letter concerning the outstanding amounts. The motion passed. It was pointed out that liens had been placed on the involved properties earlier. The financial report was submitted for approval by Jack, seconded by Anne Reeves, and approved.
12. DRC: There were no issues for discussion surrounding DRC requests. Anne Reeves indicated that she would be submitting details on a proposed brick wall on her property.
13. Infrastructure: Walt Duncan was absent from the meeting and no report was submitted. It was moved by Jim Dixon that the additional work on the Gazebo by Primo with an estimated cost of about \$4400 be placed on hold until the next calendar year in light of the financial statement. This motion was seconded by Tom Soluri. The motion passed.
14. Security Committee: The issue of the gate attendants not taking the time to call the residents when someone wants into Mulholland and is not on the "entry list" was again discussed. In site of discussing this with James in the past, this still is occurring at times. Jim Dixon will be discussing with James that this is an expectation of the gate attendants' duties and something that needs to be done 100 % of the time.
15. Landscaping: Anne Reeves submitted information from Suttles concerning the planting of fall flowers. A request for \$1200 was submitted by Anne for this and seconded by Glenn. The motion passed. Anne and Sheri Roberts are going to work with Primo to do the December Holiday decorations for Mulholland.
16. Social: The Social Committee is in the process of planning the annual December Holiday party, with the immediate step confirming a host for the event.
17. Old Business: None
18. New Business: None
19. The next meeting was set for November 19 at 1900 at 18801 Saddle River Road.

20. The motion was made by Jack Richards and seconded by Anne Reeves for adjournment. The motion passed and the meeting was adjourned at 2015.

Respectfully submitted:

Jim Dixon

Mulholland Board Meeting Minutes

Date: September 22, 2009

Time: 7:00 PM

In Attendance: Jim Dixson, Walt Duncan, Glen Huff, Jack Richards, Tom Soluri

Minutes: Minutes from the August 2009 board meeting were amended and then approved by board.

Discussion Items:

Finance Report – Jack Richards

3. Outstanding balances by homeowners were reviewed. Several homeowners owed balances for gate openers. Several have paid. Termination of services letters have been sent by NS and by board. Homeowners with outstanding balances will have their gate openers turned off until payments are made.
4. Tom Soluri made a motion to investigate the possibility of instituting a payment plan for homeowners with outstanding dues. Jim Dixson will have N.S. send a letter to past due homeowners suggesting a payment plan that will collect past due balances over the course of a year.
5. All accounts have been balanced and reconciled.
6. Budget vs. actual was presented by Jack R. It is projected that by year-end the HOA will be slightly over budget.
7. Tom Soluri suggested that non-routine maintenance line item be added to future budgets. This should help track long-term and unscheduled maintenance costs.
8. Changes to annual dues will need to be discussed at the next board meeting.

DRC – Jim Dixson

7. Gary Zinker's roof was approved.
8. Houpe roof was approved.

Infrastructure Report – Walt Duncan

3. Walt Duncan provided an update on the work being done on the spillway. Weather continues to cause delays. Primo has been contacted about finishing the job.
4. Walt will request a bid to repair and repaint the bridge and gazebo from Primo.
5. Anne Reeves has requested that we clean out an area in the creek behind Maryanne Young's house. The board wants to determine if the area in question is "common area" before deciding if a clean out is warranted.

Landscape – Jim Dixson

6. Jim Dixson reported on the follow-up to several letters sent by N.S. requesting homeowners address problems with landscaping and mowing in the neighborhood.
7. Jim Dixson will request that N.S. include Mulholland in their annual landscaping bid requests.

Security – Jim Dixson

2. Jim Dixson had requested that N.S. send letter regarding speeding in the neighborhood. Jim will contact about the status of the letter.
3. The issue of smoking in the guardhouse was revisited. Jim Dixson made a motion that a no smoking policy be established for the guardhouse. Discussion ensued. Tom S. believes that, while not preferred, the board should allow smoking at the guardhouse. Glen Huff moved to modify the motion and table the issue until James Jukins' contract is renewed. At that time the issue of smoking and uniforms can be addressed and incorporated as part of a new contract. The current contract expires in June of 2010. Board will take-up these issues at the March 2010 meeting. Jack Richards seconded Glen's modified motion. Motion passed.

Social Committee – No report

Other Business

6. Jim Dixson submitted a motion that Neighborhood Services be named our registered agent for the HOA. Board voted via e-mail and was unanimously approved.
7. Pamela Brown has requested that she be allowed to park her boat outside her home for a period of 2-3 days. This action is clearly forbidden by the by-laws of the HOA. The board is not willing to change the policy of make an exception in this case.

Next board meeting will be held at 7:00 PM on October 20, 2009.

At 8:50 PM the meeting was adjourned.

Submitted by: Walt Duncan

Mulholland Board Meeting Minutes

Date: August 18, 2009

Time: 7:00 PM

In Attendance: Jim Dixson, Walt Duncan, Anne Reeves, Jack Richards, Tom Soluri

Minutes: Minutes from the July 2009 board meeting were approved as submitted by Walt Duncan.

Discussion Items:

Finance Report – Jack Richards

1. Balance sheet and financials were reviewed by board under direction of Jack Richards.
2. Budget V. Actual Income statement reviewed by board under direction of Jack Richards.
3. Reviewed delinquent accounts.
 - a. Tom S. suggested that we investigate charging a penalty instead of charging interest as is our current practice.
 - b. Letters will be sent to all homeowners who are past due for gate openers.
 - c. Three letters have already been sent.
 - d. Plan to post delinquent accounts in monthly newsletter if homeowners are unwilling to respond to collection notices.
4. Income statements reviewed
5. New homeowners reviewed.
6. Union Bank documents reviewed.
7. Jack R. presented a detailed budget review that showed we have approximately \$77,000 remaining to be spent in this year's budget. The HOA is currently projected to be over budget by \$700.
8. Anne Reeves noted that the light in the Mulholland park still needs to be repaired – this is not currently budgeted and needs to be added to infrastructure projects.
9. The question of how to account for deferred maintenance came up. Currently there is no distinction between "deferred" and "annual" maintenance made for accounting purposes. The board discussed the need to separate routine operating maintenance from other major maintenance items on the annual budget.

DRC – Jim Dixson

1. Ann-Reeves submitted a request to make improvement on her brick wall. This was approved by the board.

Infrastructure Report – Walt Duncan

6. Walt Duncan provided an update on the work being done on the spillway. Work is going generally as planned. Weather has caused some delays.

7. Walt Duncan reported that the lights on the bridge have been installed. Initially one light needed to be replaced but all are working now. There was some touch up work to be done by Innovative Electric but the job has been completed.

Landscape – Anne Reeves

1. Anne Reeves suggested that Suttles replace a cedar tree that has died on one side at the west side of the parking lot at the Mulholland park.
2. Primo still needs to clean out various areas of the park and do a better job of maintaining park grounds.
3. Tree removal was done at the Houck residence.
4. Matt Wilson will be contacted about the status of the “island” at his new-build home for sale on Woody Creek.
5. Jim Dixson and Anne Reeves will discuss tree replacement with Mike Hampton for the fall.

Security – Anne Reeves/Jim Dixson

1. Jim D. and Anne R. met with James J. regarding smoking in the guardhouse. James has agreed to attempt to stop smoking.
2. Jim D. made a motion that to disallow smoking in the guardhouse.
 - a. Discussion followed. Anne Reeves suggested setting up a smoking area outside. Tom S. suggested establishing a smoking area inside the guardhouse rather than outside. Should any of the damage from smoke to the guardhouse be paid for by James?
 - b. The motion was amended to be addressed at the September meeting to see how much progress James can make with his effort to quit smoking. Walt, Tom, and Jack voted in favor. Jim voted no and Anne abstained.

Social Committee

1. No summer party was planned or held.

Other Business

1. Bruce Lentz submitted a credit application for remote gate transmitters that needs board approval.
2. Board wants to establish a policy that money should be collected from home owners before gate openers are issued.
3. Several letters have been sent from the Neighborhood’s Plus without response. Jim Dixson suggested that a letter be sent on behalf of the board regarding the issue informing that if homeowners do not pay for openers they will be turned off within two weeks. Motion to send letters was made by Anne and was approved.
4. A discussion of delinquent accounts then ensued regarding past due homeowners dues. Jim Dixson feels strongly that all delinquent accounts should be treated equally – regardless of the financial circumstances of the delinquent homeowners. Anne Reeves made a motion to

maintain liens on homeowners but not continue to send collection letters on “hardship” cases. Tom S. and Anne R. voted in favor, Jack R., and Jim D., voted against, Walt D., abstained. Motion failed.

5. Jack R. then made a motion that a collection letter be sent by the board for all past due accounts. Jim D. second. Motion passed – Jim D., Jack R., and Tom S., voted in favor. Anne abstained.

Next board meeting will be held at Jim Dixson house at 7:00 PM on September 22, 2009.

At 8:40 PM the meeting was adjourned.

Submitted by: Walt Duncan

Mulholland Board Meeting Minutes

Date: July 21, 2009

Time: 7:00 PM

In Attendance: Jim Dixson, Walt Duncan, Glen Huff, Anne Reeves, Jack Richards, Tom Soluri

Minutes: Minutes from the June 2009 board meeting were approved as submitted by Walt Duncan.

Discussion Items:

Finance Report – Jack Richards

10. Balance sheet and financials were reviewed by board under direction of Jack Richards.
11. Board reviewed delinquent accounts.
 - a. Discussed charging of interest and late fees.
 - b. Liens have been filed on the Houpe and Hanna residences.
12. A detailed monthly budget was presented by Jack R. so that a rough estimate of financial position for the rest of the year could be made. Appears that we are currently operating within the 2009 budget.

DRC – Jim Dixson

1. Jim Dixson reported that the DRC approved the roof for Ray and Sheral Becerra.
2. Jim contacted the bank that has repossessed the Cooper residence and has had them clean up landscaping in front yard.

Infrastructure Report – Walt Duncan

1. Walt Duncan presented a bid from Primo for the repair of the spillway in the Mulholland Park. The spillway has recently run out of its banks causing severe erosion under the bridge and has washed out the sand box. The root systems of several trees that boarder the spillway have been exposed and it is feared that without some action those trees will eventually be lost.
 - a. Primo submitted a bid for \$5440 that will include the following:
 - i. Excavation of creek-bed.
 - ii. A concrete base to be installed with rip-rap rock.
 - iii. Fill dirt to cover exposed root systems.
 - iv. Liner to cover banks.
 - v. Replacement of boulders/rocks on banks.
 - vi. Load of sand to placed in the sand box.
 - b. Ann Reeves moved to approve the repair of the spillway. The motion passed.
2. Walt Duncan presented a bid from Innovative electric for the installation of lights on the bridge that spans the damn spillway and in the gazebo. The bid was broken down into two phases; 1) the installation of lights on the bridge – cost \$3,085, 2) installation of lights in the gazebo – cost \$2,465. Total cost of the project \$5550. Walt explained that while the bridge needs to have some minor repairs made and to be painted that the lights should be installed first thus allowing

to paint over any exposed wire. As part of the repair to the bridge Walt suggested that wooden caps with water proof seals be placed over the posts in order to water rot to the posts.

- a. Glen Huff moved that the lights for both the bridge and the gazebo be installed by Innovative Electric. The motion passed.
 - b. Repair and painting of the bridge will be bid after the lights are installed.
3. Jim Dixson mentioned the bid that was submitted by Davis Pipe and Supply to bury the power cable to the lake's water fountain. This project will be placed on hold.
 4. Board discussed the problem of trash in the lake. No resolution was made.

Landscape – Anne Reeves

1. There has been an on-going problem with grass dying on the sides of the bridge in the summer heat. Anne Reeves was going to investigate if Suttles Landscaping can make improvements to the common area sprinkler system in order to address the problem. **(My Notes are not clear on what was decided about this.)**

Social Committee – No report.

Security – Anne Reeves

3. Board discussed whether a smoking policy should be instituted in the guardhouse. Jim Dixson made a motion that the HOA ban smoking in the guardhouse. No other board member made a second. The motion failed.
 - a. The consensus of the board while everyone agreed that it would be preferred if the guards do not smoke in the guardhouse that it could possibly cause an issue with James and that to institute a ban without getting some feedback from James and the rest of the guard might cause a problem.
 - b. Jack Richards suggested speaking with James before making a more decision on the matter.

Next board meeting will be held at Jack Richard house at 7:00 PM on August 18, 2009

At 8:40 PM the meeting was adjourned.

Mulholland Board Meeting Minutes

Date: June 29, 2009

Time: 7:00 PM

In Attendance: Jim Dixson, Walt Duncan, Glen Huff, Anne Reeves, Tom Soluri

Minutes: Minutes from the May 2009 board meeting were approved as submitted by Jim Dixson.

Discussion Items:

DRC – Jim Dixson

New roof to be replaced by M. Jamshidi at 18717 Wolf Creek Dr. was approved by board.

Landscaping – Anne Reeves/James Judkins

1. James J. reported on down-hole pump repair for the water well in the park.
 - a. It was determined that no water was getting to the sprinkler system. It was determined that the pump had burned out and the sprinkler controller box needed to be replaced.
 - b. Total cost of the project was \$3900 to replace the pump and \$300 to replace sprinkler control boxes.
2. Anne Reeves reported that Mike Hampton will set timing of sprinklers in order to try to provide adequate water for new trees.
3. Anne noted that many of the recently planted trees have been lost due to a combination of the heat and inconsistent watering due to the malfunction of the water-well pump.
4. Jim Dixson reported that Mike Hampton has offered to replace the trees at his cost in the fall. Board has Jim thanked Mike but rejected the offer.
5. Board will consider replacing the trees in the fall.
6. Anne Reeves will get a bid to spray for bagworm problem on HOA common areas.
7. Jim Dixson noted that the grass on the bridges has burned out. Jim had authorized Primo to install new sprinkler heads to attempt to enough water to these areas. Primo never completed the work. Anne will ask Lance with Suttles to do the work.

Security Committee – Anne Reeves

1. Installation of a new camera to view the Danforth out-bound gate was submitted for approval. Total cost of the project was estimated at \$1038.
2. Bid to install the camera was approved by the board.

Infrastructure – Walt Duncan

- 1) Walt Duncan will request James J. repaint entrance stamped brick every six months.
- 2) Walt Duncan will request Primo submit a bid to repair spillway bridge and repaint once lights are installed.
- 3) Walt Duncan will request Primo give bid for the following:
 - a) Repair spillway in the Mulholland Dr. park.

- b) Clean out of Mulholland park creeks.
- c) Remove sand box boarders. Spread sand and sod area.
- d) Board will consider moving the jungle-gym to area below spillway if the removal of boarders and sod does not work.

Social Committee -- No Report

Financial Report – Jack Richards

No report was given as Jack Richard was not present.

Old Business

1. Jim Dixson reported that the HOA has D & O coverage under the liability policy.

New Business

Next meeting of the board will be Tuesday, July 21, 2009 at 7:00 PM at Walt Duncan's home.

8:30 PM meeting was adjourned.

Mulholland Board Meeting Minutes

Date: March 31, 2009

Time: 6:00 PM

Special meeting was called by Jim Dixson to review Robert's action against the Mulholland HOA.

In Attendance: Jim Dixson, Walt Duncan, Anne Reeves, Jack Richards, Tom Soluri

Minutes: Minutes from the March 15, 2009 meeting were approved with changes as submitted by Walt Duncan.

Financial Report – None

Infrastructure Report

- Jim Dixson has made repeated requests of Matt Wilson to determine the status of the guardhouse window.
- Jim Dixson reported on the electrical supply improvements need to insure proper working of the fountain.

Executive Session

Board entered into executive session to discuss Robert's action small claims suit filed by Robert's for damage sustained to car. This action was filed March 20, 2009 and is set to be heard April 17, 2009.

Landscaping

Anne Reeves presented a bid submitted by Suttles Landscaping & Design, LLC to install and maintain flowers in neighborhood flower beds. Total cost of installation will be \$2000 plus \$336 per month to maintain. Motion was made to contract with Suttles to plant flowers and maintain on a month to month basis. Motion was approved.

7:10 PM meeting was adjourned.

Mulholland Board Meeting Minutes

Date: March 15, 2009

Time: 4:00 PM

In Attendance: Jim Dixon, Walt Duncan, Anne Reeves, Jack Richards, Tom Soluri

Minutes: Minutes from the February meeting were approved as submitted by Jim Dixon.

Discussion Items:

- 1) Election of Board officers – Jim Dixon made a motion that Glen Huff serve as president of the 2009 Mulholland HOA Board. Motion was seconded by Anne Reeves. Motion was unanimously approved.
- 2) Walt Duncan made a motion that Jack Richards serve as treasurer for the 2009 Mulholland HOA Board. Motion was seconded by Tom Soluri. Motion was unanimously approved.
 - a. Discussion of treasurer’s duties followed.
 - b. Anne Reeves suggested treasurer or president sign two check so that James Judkins (Mulholland Security) can receive prompt payment for services.
 - c. Tom Soluri and Jim Dixon expressed concern about “pre-signing” checks.
 - d. Walt Duncan suggested that Jessica be asked if direct deposit to James Judkin’s account would be possible. Jack Richards to speak to Jessica about the issue.

Financial Report – Jim Dixon

- 1) Delinquent accounts were discussed.
- 2) Jack Richards will review treasurer duties with Dan Bales (former treasurer).
- 3) Payment to Primo was discussed. Payments will be made on a monthly basis to avoid any confusion about payments due Primo.

DRC – Jim Dixon

- 1) Jim Dixon suggested that due to the lack of activity in the neighborhood and the difficulty finding homeowners to sever on the DRC that the current board serves as the DRC.

Infrastructure

- 4) Members of the infrastructure committee will include: Tom Soluri, Jay Cunningham, and Van Russell.
- 5) Board discussed the need to establish a long range infrastructure plan utilize Neighborhood Services assistance.
- 6) Jim Dixon reported that the fountain continues to be a problem. The pump is working but current power supply is inadequate to run pump and lights. An estimate of \$1000 has been submitted to board for repair of electric.
- 7) Guard house window was discussed. Walt Duncan reported that he has been in contact with Matt Wilson a regarding the window. Public Supply was awarded the contract in January but is apparently having problems sizing the window.

- 8) Anne Reeves requested that some the guard house needs some work on the interior. Paint, shades and a new desk will be reviewed once the new window is installed.
- 9) Tom Soluri made a motion that any repair or budget items that fall under \$1000 will be subject to bidding procedure and may be approved by the board without bidding. Anne Reeves second. Motion approved.
- 10) Anne Reeves asked that the board approve the painting of the sandbox and the adding of new sand at the Mulholland Park. Walt Duncan believes that the sandbox will continue to flood and require an ongoing unnecessary maintenance.
- 11) Jim Dixson suggested that the jungle gym in the floodplain of the Mulholland Park be evaluated to be moved below the dam at the Danforth Park.
- 12) Area development and road construction was discussed. Other neighborhoods are attempting to oppose the establishing a Louis' Restaurant on the corner of 2nd and Western. Walt Duncan will contact councilman Ryan to see what the status of the Louis application is and understand the timing of road construction in the area.

Security Committee

- 1) The Board discussed the need to install a "shadow loop" at the outbound Danforth gate. This device will ensure that the gate does not close on car while in the swing radius. Jim Dixson believes the shadow loop necessary not only for safety but to avoid potential liability. The estimated cost to install the shadow loop is \$1200. Walt Duncan made a motion that the loop be installed. Ann Reeves seconded. Motion passed.
- 2) Anne Reeves submitted a request on behalf of James Judkins that an additional camera be mounted to monitor the outbound gate. Anne Reese made motion to install camera, Tom Soluri 2nd. Motion approved.

Social Committee

- 1) Jim Dixson reported that the new social committee members will include: Barbie Bales and Pat Dixson.
- 2) Walt Duncan suggested that Cindy Haley be invited become involved in the social committee. Anne Reeves will contact.

Landscaping

- 1) Jim Dixson reported on the bids that have been received for annual landscaping maintenance. Primo's current contract has expired but is being maintained on a month to month basis. The bids received are as follows:
 - a) Primo - \$21,000
 - b) From the Ground Up - \$21,200
 - c) Western - \$54,000

d) Coffee - \$62,780

e) Ground control – declined to bid.

2) The decision to award the contract will be tabled until next meeting.

Next meeting of the board will be Tuesday at 7:00 PM.

5:25 PM meeting was adjourned.

Mulholland Annual Meeting Minutes

Date: February, 23, 2009

Time: 6:30 PM

President, Jim Dixon called the meeting to order at 6:40 PM.

Welcome was given by Jim Dixon. Treasurer, Dan Bales was introduced to provide the financial report.

Financial Report – Dan Bales

1. No extraordinary expenses were incurred by HOA over 2008.
2. Landscaping was under budget.
3. From 2007 – 2008 revenue was the same overall expenses were slightly lower.
4. \$10,000 was placed in “reserve.” Current reserve balance \$60,000.
5. Board dues were increased in order to provide for future expected expenditures of the HOA.

Jack Richards asked whether all homeowners have paid their dues. 6-7 homeowners are outstanding – fairly typical for this time of year.

Bruce Lentz asked about in item on balance sheet for income tax.

Infrastructure Report – Walt Duncan

Walt Duncan, liaison to the infrastructure committee gave a summary of the activities over 2008 and presented items that are in the works:

List includes:

1. Streetlight
2. Street curb painting
3. Guardhouse window
4. Lighting installation on bridge.

Future Projects:

1. Mulholland Park Spillway
2. Mulholland Park Sod
3. Danforth Park Basketball Court and Sod
4. Concrete Damage at Penn. Entrance
5. Curb repair

Jim Dixon read names of new homeowners.

Voting for New Board

Prior to voting Jim Dixon asked if the required quorum had been met. Jessica Smith reported that the required quorum had not been met. The by-law were reviewed and under Article 6, section 6, the meeting was immediate adjourned and subsequently reconvened. The quorum requirements having been met the voting proceeded.

Jim Dixon asked for nomination from the floor so that voting could commence for the 2009 board.

- Bruce Lentz nominated the standing board members, Jim Dixon, Glen Huff, and Walt Duncan.
- Carol Johnson 2nd.
- Barbie Bales nominated Ann Reeves, Tom Soluri, Phil Lancaster, and Jack Richards.
- Susan Goad 2nd.
- Sherry Roberts called for nominations to cease.
- Bruce Lentz asked that new potential board members identify themselves and say a few words regarding their willingness to serve.
- Voting commenced at 7:05 PM.
- Ballots were collected by Jessica Smith (Neighborhood Service Corporation). Results to be announced after all ballots and proxies are counted and certified by NSC.

Jim Dixon opened meeting for Q & A

- Jim Dixon spoke about the board's effort to work with homeowners regarding the landscaping.
- Dan Bales suggested that a benevolence committee and fund be set up to assist homeowners.
- Ann Reeves suggested that the social committee needs to plan more neighborhood events.
- A homeowner asked when the guard service contract was set to expire. Spring of 2010.

Glen Huff commended Jim Dixon on his service over the past year.

Meeting was adjourned at 7:15 PM.