

**The Minutes of the Meeting
of the
Board of Directors
of the
Calabasas Park Homeowners Association**

October 11, 2011

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held October 11, 2011, in Calabasas, California. President Barry Hammond noted a Quorum was present and called the meeting to order at 6:13 p.m.

Board Members Present

Barry Hammond, President; Gerry Kirshbaum, Vice President; David Litt, Treasurer; Dan Scully, Patty Coroalles, Bonnie Sima, Adrienne Brent (via speakerphone), Michael Burak, Joe Suriano, Sue Silver, Alex Soteras, Heath Finn, Vahid Naziri, and Richard Sherman (via speakerphone). Also present were Ida Worth of Ross Morgan and Company (RMC); and Linda Perret, a Recording Secretary.

Board Members Absent

Jeff Cooper, Recording Secretary; Cathy Bertovic, Irving Starr, Henry Cespedes, Eileen Sonheim, Don Van Atta, and Lisa Wilder.

CPHA Member Comments

Candace, a Homeowner from Las Villas, was in attendance and expressed an interest in serving on the Board.

Approval of Minutes

David Litt moved, Bonnie Sima seconded and the motion carried in a 13-0-1 vote, with Adrienne Brent abstaining, to approve the Minutes of the September 13, 2011 Meeting as presented.

Financial Report

Reserve Study: The Board reviewed a revised draft of the Reserve Study. David Litt moved, Dan Scully seconded and the motion carried unanimously to approve the Reserve Study for the period of April 1, 2012 to 2013.

Financials: The Board received the Financial Statement for the period ending June 30, 2011, July 31, 2011 and August 31, 2011. Expenses were recurring and typical. It was noted that the Reserves are fully funded. It was noted that the cash in the operating is high due to most Sub-Associations being billed annually, which has recently been collected. Heath Finn moved, Gerry Kirshbaum seconded and the motion carried unanimously to approve the Financial Statements for the periods ending June 30, 2011, July 31, 2011 and August 31, 2011.

New Business

Coyotes: Gerry Kirshbaum brought in a sample faux coyote that is being used at golf courses to deter geese. He is recommending that CPHA purchase a few of the coyotes to use at the Lake. It was agreed to table this matter until the November meeting.

Prior Business

Business Benefits Program: Gerry Kirshbaum asked the Board to contact three to five businesses regarding participating in the Business Benefits Program. It was agreed that Alex Soteris would continue to work with the Chamber on signing up businesses and that Board Members could contact businesses if they wanted to.

Guest Speaker

Mayor, **James Bozajian** addressed the Board regarding upcoming events in the City. He stated that City Council will be addressing the issue of whether or not to continue the ban on trapping coyotes.

Management Report

Upcoming Resignation: Don Van Atta will be submitting his written resignation. When this is received a notice of the board vacancy will be placed on the website.

Former Board Member: Former Board Member, Peter Berger passed away. The Board will send a plant to the family.

Lake Signs: The completion of the Lake Signs will be installed by the end of the week.

Delinquencies: David Litt moved, Sue Silver seconded and the motion carried unanimously to approve the Resolution to Record a Lien on the following properties for nonpayment of assessments: APN: 2069-072-025; APN: 2069-072-053; APN: 2069-093-011; APN: 2069-094-012; APN: 2069-072-011; APN: 2069-072-017; APN: 2069-055-

028; APN: 2069-057-013; APN: 2069-047-040; APN: 2069-047-063; APN: 2069-040-083; APN: 2069-100-016; APN: 2069-069-014; APN: 2069-047-050; APN: 2069-095-004; APN: 2069-085-029; and 2069-053-037.

Prior Business Continued

Oak Park Bridge: The application to Fish and Game has been submitted and is being processed.

Business Benefit Program Continued: The Committee anticipates having a list of participating merchants by the next meeting. Member cards are being developed.

The Village at Calabasas: The developer anticipates having his financing in place within 60 days and will be presenting the project to the City after the first of the year. Adrienne Brent will continue to monitor.

New Business Continued

Property Survey: A proposal was received for a property survey for the area between Park Hacienda and Park Hermosa. Richard Sherman moved, Sue Silver seconded and the motion carried unanimously to submit a request to LMD22-Zone 7 to clear the brush; if LMD22 doesn't approve the request then proceed with the survey as proposed by Chris Nelson at a cost of \$3300.

Lateral Lines in Common Area Greenbelts: It was reiterated that lateral lines are not the responsibility of CPHA.

Open Membership: Legal counsel was consulted on two membership items. The Business Park that requested a pass to the Lake is entitled to a pass, with the same conditions as other LMD22 members, for the entire property. In regards to the recommendation to open the Membership, counsel didn't believe this was an option.

Committee Reports

Security: An increase in the hours for security patrol for the month was implemented and then the winter hours will go into effect. Additional security was scheduled for Halloween.

Capital Improvements: Suggestions for the school site funds have been received. The Committee will have a meeting on October 27, 2011 to discuss.

Governments Affairs: Richard Sherman updated the Board on the topics addressed at the City Council Meeting. The Board discussed the issue of coyotes which will be going before the City Council. Dan Scully moved, but the motion failed to carry in a 7-4-0 vote, with Adrienne Brent, Bonnie Sima, Michael Bruback, and Heath Finn opposing and Alex Soteras, Vahid Naziri, and Gerry Kirshbaum not present at the time of the vote, to send a representative of CPHA to the City Council Meeting on October 12, 2011 to recommend that the City continue to remove coyotes from properties in the City.

Executive Session

An Executive Session was held on September 13, 2011 in which the Board discussed legal issues. It was noted that the topic of opening up the Membership to non-voting members was introduced at this meeting. It was agreed to get a legal opinion on this matter and to place the topic on the agenda for the next open session.

Adjournment

The Meeting adjourned into Executive Session at 8:39 p.m.

Next Meeting

The next Meeting will November 8, 2011 at 6:00 p.m. at Founder's Hall.

Approved by:

Barry Hammond, President Date
Calabasas Park Homeowners Association

Linda Perret, Recording Secretary

Jeff Cooper, Recording Secretary Date
Calabasas Park Homeowners Association