

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

April 18, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the Calabasas Park Homeowners Association held April 18, 2007, in Calabasas, California. President Dan Scully noted a quorum was present and called the meeting to order at 7:20p.m.

Board Members Present

Dan Scully, President; Robert Pope, Vice President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Cathy Bertovic, Henry Cespedes, Steve Sklar, Irving Starr, Marci Ronka, Alex Soteras, Patty Coroalles, Minette Sellung, Brad Marcus, Barry Hammond. Also present were Ida Worth of Ross Morgan & Company (RMC) and Marcia Soedjono, a Recording Secretary.

Board Members Absent

Gary Klein, David Shapiro, Lisa Wilder, Helene Regen, Sandy Sigal, Bob Friedman, Shirley Greenberg.

Approval of Minutes

David Litt moved, Marci Ronka seconded and the motion carried, with Jeff Cooper abstaining, to approve the March 13, 2007 Minutes as presented.

Treasurer's Report

The Board reviewed the financial report for the month ending February 28, 2007. David Litt provided a very detailed explanation of the breakdown of all funds for the Association and mentioned that the fiscal year end is March 31, 2007. He stated that the reserve account has approximately \$1.2 million with the Baldwin Settlement Fund at approximately \$800,000.00.

The two pending projects necessitating use of these funds are the entryway project, with an estimated cost of \$400,000-\$500,000, and the lake lighting project. David Litt reported that the dues for CPHA are extremely low.

The Board has reinvested money into CD accounts – four accounts of \$95,000 each, which will afford the ability to collect from FDIC quicker if anything were ever to go wrong. Robert Pope moved, Minette Sellung seconded and the motion carried, to approve reinvestment of these monies into CD accounts.

Management Report

Waste Management

The City of Calabasas has recently approved a 5% increase for basic trash collection (curbside service only). Additionally there were major increases from Waste Management for the valet trash service, which is not controlled by the City. Waste Management states that fee increases are due to rising insurance costs and liability issues. The Associations in Calabasas Park believe that the valet trash service results in improved aesthetics of the community and handles non-compliance issues regarding trash containers.

Robert Pope moved, Cathy Bertovic seconded, to approve that a letter be sent to the City (as requested by the City Manager) stating that the Board requires all homes to attain the valet trash service in regard to their rubbish. After further discussion, Jeff Cooper stated that the Board cannot mandate valet trash service for certain homeowners because CPHA is the umbrella association for 17 associations. It was agreed that this issue would be addressed by the Classic Calabasas Board at their upcoming meeting next month, and the motion was withdrawn.

Ida Worth will obtain a proposal for necessary repairs on the sidewalk around the lake. Steve Ball of LMD22 will be notified and consulted regarding these repairs

Prior Business

Lake Committee

Marci Ronka stated that the Lighting at the Lake requires underground wiring as discussed in last month's meeting.

Calabasas Inn

The Environmental Control Committee will be the primary contact for the pending project for the Calabasas Inn

Filming Policy

The Facilities Use Committee receives a wide range of requests for use of the lake. The Board reviewed the proposed Filming Policy and Fee Schedule. Steve Sklar moved, Cathy Bertovic seconded, and the motion carried to approve the Filming Policy and Fee

Schedule and the motion was passed with the following changes: filming not to exceed two consecutive days without further consent of the Board of Directors, and Union Filmings - Regional at a cost of \$3,000/day, and Union Filmings – National at a cost of \$5,000/day.

New Business

Election of Officers

In accordance with the By-Laws for CPHA, secret ballots were distributed for the election of the Officers of CPHA. The ballots were collected and counted and the results are as follows:

President	Dan Scully
Vice President	Robert Pope
Treasurer	David Litt
Secretary	Jeff Cooper

Committee Selection

Composition of the Committees was discussed and management will provide a finalized Committee Listing to everyone, once all Board members have been contacted with regard to their choices. The goal of each committee is to have a meeting once every two months and be aware of participation and attendance.

In accordance with the By-Laws, if any Board member misses three consecutive meetings, they are automatically omitted from the Board.

David Litt moved, Marci Ronka seconded, and the motion carried to approve that if a Board Member misses two consecutive they are subject to a letter being sent to them and if they miss 3 consecutive they are subject to termination.

Committee Reports

Environmental Control Committee

CPHA has not received any response from the applicant for the Calabasas Inn project with regard to the architectural submittal and submittal fees. There were concerns discussed with regard to the aesthetics, height, and zoning issues.

Social Committee

The Bay Laurel Carnival will be held Sunday, April 22, 2007 at Bay Laurel School, and the CPHA will host a booth. Minette Sellung invited Board members to attend, participate and Staff the CPHA booth from 12:00 p.m. to 2:00pm.

Landscaping Committee

