

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

August 14, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held August 14, 2007, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:18 p.m.

Board Members Present

Dan Scully, President; Robert Pope, Vice President; David Litt, Treasurer; Marci Ronka, Alex Soterias, Irving Starr, Minette Sellung, Barry Hammond, Gary Klein, Shirley Greenberg, Patty Coroalles, and Helene Regen. Also present were Paul Neidlinger of Ross Morgan and Company (RMC) and Linda Perret, a Recording Secretary.

Board Members Absent

Jeff Cooper, Recording Secretary; Sandy Sigal, Henry Cespedes, Steve Sklar, Cathy Bertovic, David Shapiro, Lisa Wilder, and Brad Marcus.

Public Comments

Bill White was in attendance to discuss his qualifications and desires to fulfill the current vacancy on the Board.

Michael Wilson was out of town and unable to attend the meeting but asked David Litt to speak on his behalf regarding his qualifications and desire to serve on the Board.

Mary Hubbard from the Las Virgenes Homeowners Federation was in attendance. She presented Dan Scully with the minutes from the LVHF meeting in which she was authorized to speak on behalf of the Federation at the Planning Commission Meeting and to express an opinion. She stated that she doesn't believe the proposed Standard Pacific Homes on Las Virgenes Road conform with the scenic corridor plan or Calabasas's general plan. Ms. Hubbard stated that a vote was taken at the LVHF meeting regarding denying support of the project and the vote was unanimous. CPHA was not in attendance at the meeting when the

vote was taken. It was stressed that CPHA has a disproportionate number of votes compared to its membership. According to the LVHF each association can have two votes. Each one of CPHA's sub-associations could join the federation and have two votes.

Mayor **James Bozajian** notified the Board of upcoming events. There will be a change in the September schedule for City Council Meetings due to the holidays. The meetings will be held on September 4th and 19th. The Autumn Pops Concert at the Lake is scheduled for September 23, 2007. The helicopter is back at the Lost Hills Sheriff station. Plans have been submitted for the proposed Calabasas Summit project on Agoura and Lost Hills Road. The proposed development of 86 condos on Las Virgenes Road has been approved. The developer for the proposed guard gate at the golf course has withdrawn his application for a variance. Mr. Bozajian had no update on the Calabasas Inn project or the Farmers project. It was stated that there was a meeting scheduled for this evening regarding the Calabasas Inn or Village at Calabasas project but Mr. Bozajian was unaware of this meeting. Mr. Bozajian agreed to look into the modification to the agreement with the school district that is allowing The Oaks residents to attend Bay Laruel.

Approval of Minutes

Robert Pope moved, Helene Regen seconded and the motion carried unanimously to approve the July 10, 2007 Minutes as presented.

Treasurer's Report

The Board reviewed the financial reports for the periods ending June 30, 2007. \$250,000 was transferred to an investment account on July 30, 2007. David Litt moved, Patty Coroalles seconded and the motion carried, with Gary Klein, Helene Regen, Shirley Greenberg, and Alex Soteras opposing, to have the Board define the perimeters for investments and authorize the Budget and Finance Committee to invest the funds in one of the investment options defined by the Board as the Committee deems appropriate. Income and Expenses were typical and reoccurring. Irving Starr moved, Barry Hammond seconded and the motion carried unanimously to approve the Financial Statements for the period ending June 2007.

Management Report

General Meeting: Dan Scully will discuss the date of the General Meeting with Ida Worth.
4641 Park Mirasol: No action is needed at this time.

Prior Business

Lake Lighting: The consultant would like to present his findings to the Lake Lighting Committee.

4403 Park Alisal: The City is working on getting the plans from the County. Homeowner will be kept informed of the status.

Board Vacancy: Helene Regen moved, David Litt seconded and the motion carried unanimously to appoint Bill White to fulfill the current vacancy on the Board.

The Commons: The Board is concerned about the behavior taking place behind the Ralphs market at the Commons. There are reports of illegal drugs being used and sold. A letter will be sent to the management of the Commons requesting their cooperation in curtailing these activities.

New Business

Las Virgenes Homeowners Federation: Robert Pope moved, Patty Coroalles seconded and the motion carried, with Irving Starr, Barry Hammond, and David Litt opposing, to have CPHA withdraw its membership to the LVHF.

Committee Reports

Landscape Committee: There was no report.

Lake Committee: APM is not responding to RMC's request to remove some of the geese from the Lake. RMC will attempt one more time, but if unsuccessful may have to find another vendor.

Security Committee: There was no report.

ECC:

Calabasas Inn Project – A draft of a letter to D2 was read. Gary Klein moved, Minette Sellung seconded and the motion carried unanimously to approve the letter as recommended by the ECC and revised by the Board and send the letter to Mr. Dinovitz.

23170 Park Sorrento – Plans were submitted to the ECC. David Litt moved, Minette Sellung seconded and the motion carried unanimously to approve the plans as submitted for an interior remodel and re-landscaping of the rear yard subject to verification that this home is not a member of the Las Villas HOA.

Government Affairs Committee: There was no report.

Social Committee: The Swim meet was successful. The Committee thanked everyone who volunteered.

Capital Improvements: There was no report

Executive Session

An Executive Session was held on July 10, 2007 in which the Board discussed legal matters.

