

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

January 8, 2008

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held January 8, 2008, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:13 p.m.

**Board Members Present**

Dan Scully, President; Robert Pope, Vice President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Shirley Greenberg, Henry Cespedes, Bill White, David Shapiro, Marci Ronka, Irving Starr, Barry Hammond, Minette Sellung, Gary Klein, Cathy Bertovic, Patty Coroalles, and Helene Regen. Also present were Ida Worth of Ross Morgan and Company; and Linda Perret, a Recording Secretary.

**Board Members Absent**

Sandy Sigal, Steve Sklar, Brad Marcus, Alex Soteras, and Lisa Wilder.

**Public Comments**

**Paul Owhadi** spoke on behalf of Oak Park Calabasas residents regarding the footbridge and crossing from Oak Park to the Lake. Oak Park is asking the Board to reconsider their decision to remove these crossings and will be willing to contribute funds and work on the design process. Mr. Owhadi asked the Board to consider assigning a committee to work with Oak Park in designing and discussing options available. Mr. Owhadi also stated that he believed that he could arrange for Oak Park to become mandatory members of CPHA. This matter is on the agenda and will be discussed by the Board during the meeting.

**James Bozajian** briefed the Board on upcoming City events. He stated the Planning Department approved the Senior Housing Project in Old Town. The planned retail center at Agoura Road and Lost Hills Road is continuing. The Planning Commission reviewed the Calabasas Inn Project. The City will be sending a letter regarding a meeting to discuss the project and those who are interested in the proposal and changes to the City

should attend. It was brought up that CPHA sent a representative to the Planning Commission to read a letter but it was not brought up. Ida Worth will forward a copy of the letter to Mr. Bozajian.

A Homeowner at 4521 Park Cordero was in attendance to discuss an issue with a large pine tree on common area that may be causing damage. The Board has a bid to remove this tree and will vote on the matter this evening. Henry Cesepedes will speak with the Homeowner after the Board's vote this evening.

### **Approval of Minutes**

Robert Pope moved, David Shapiro seconded and the motion carried in a 13-0-3 vote, with Minette Sellung, Gary Klein, and David Shapiro abstaining, to approve the November 13, 2007 Minutes as corrected.

### **New Business**

**Fencing of the Lake:** The Board discussed the issue of fencing the entire lake. Gary Klein moved, Patty Coroalles seconded but the motion failed to carry in a 4-9-2 vote, with Gary Klein, Minette Sellung, Dan Scully and Patty Coroalles approving; and David Shapiro and Helene Regen abstaining, to obtain the cost within two weeks to fence the Lake and begin implementation of fencing the Lake.

### **Adjourn and Reconvene**

The Meeting adjourned into Executive Session at 8:03 p.m. and reconvened at 9:27 p.m.

### **Prior Business**

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**McCoy Creek:** Department of Fish and Game have delayed this matter and it is anticipated that they will respond within two weeks. Oak Park is requesting that CPHA withdraw its application to remove the footbridge. Robert Pope moved, Minette Sellung seconded and the motion carried unanimously to appoint a sub-committee consisting of Henry Cespedes, Helene Regen and Patty Coroalles to work with representatives from Oak Park on the footbridge and crossing. The sub-committee will come back to the Board with recommendations.

### **Treasurer's Report**

The Board reviewed the financial reports for the period ending November 30, 2007. There are no investments that are maturing. The Association appears to be under budget except for legal. David Litt will get a breakdown on the costs involved with the investments and will bring that information to the next meeting. David Litt moved,

Robert Pope seconded and the motion carried unanimously to approve the Financial Statement for the period ending November 30, 2007.

## **Management Report**

**Tree Removal:** Robert Pope moved, Bill White seconded and the motion carried unanimously to approve the bid from Newbury Park Tree Service in the amount of \$2950 to remove an Italian Stone Pine behind 4521 Park Cordero.

## **Prior Business Continued**

**23250 Park Ensenada:** Ida Worth drafted a response to the Homeowner. The letter was sent to Gary Klein and Henry Cespedes for review. The Board agreed to send the letter if approved by Gary Klein and Henry Cespedes.

## **New Business**

**Annual Meeting:** The Annual Meeting is scheduled for March 25, 2008. Ida Worth will look into different venues.

## **Committee Reports**

**Bylaws Committee:** A written report of the Bylaws Committee was received. Irving Starr recommended that the Board review the recommendations in the report and that these items be added to the February 2008 agenda. It was noted that the settlement agreement states that recommendations should go to the ECC.

**Social Committee:** The CPHA Board mixer is scheduled for February 23, 2008. The Committee is looking for someone to volunteer their home for the event. The cost will be between \$40 to \$50 per person.

**Lake Lighting Committee:** The Committee decided to hire Integrated Lighting of Thousand Oaks to complete Tasks 1A and 1B in preparing the required reports on existing lighting and approaches as previously approved by the Board.

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## **Executive Session**

An Executive Session was held on November 13, 2007 in which the Board discussed legal matters.

## **Adjournment**

The meeting adjourned at 10:03 p.m.

**Next Meeting**

The next Board of Directors Meeting will be Tuesday, February 12, 2008 at 7:15 p.m. at the Bay Laurel Elementary School in Calabasas, California.

Submitted by:

Approved by:

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Dan Scully, President                      Date  
**Calabasas Park Homeowners Association**

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Linda Perret, Recording Secretary

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Jeff Cooper, Recording Secretary      Date  
**Calabasas Park Homeowners Association**