

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

July 10, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held July 10, 2007, in Calabasas, California. President, Dan Sculley 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; Jeff Cooper, Recording Secretary; Marci Ronka, Henry Cespedes, Brad Marcus, Alex Soterias, Steve Sklar, Minette Sellung, Barry Hammond, Shirley Greenberg, Lisa Wilder, Gary Klein, 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

Sandy Sigal, Cathy Bertovic, David Shapiro, and Irving Starr.

Approval of Minutes

Robert Pope moved, Helene Regen seconded and the motion carried, with Dan Scully abstaining, to approve the June 12, 2007 Minutes as presented.

Public Comments

There was a Parks and Recreation meeting with the Sheriff's Department to discuss the activity at Ralphs at The Commons. There have been many incidents of shoplifting, stealing, and people hanging out behind the store doing drugs. CPHA will send a letter to the City and Tony Coroalles regarding these matters.

Management Report

Insurance: The Association has received a reimbursement check from the City for the insurance.

23322 Park Sorrento: David Litt spoke with the Homeowner and requested the documentation that stated the City signed off on the landscaping at the Motion Picture Home (MPH). Steve Ball was also asked to look into if the City is responsible for maintaining this area.

4641 Park Mirasol: Homeowner is requesting reimbursement for trimming the trees that were overhanging his property. The Classic Calabasas Park Board voted in their meeting earlier this evening to deny this request.

Prior Business

4403 Park Alisal: Patty Coroalles, Henry Cespedes, and Gary Klein visited the property. It was determined that they need the report from the County, which the attorney was supposed to obtain. It is anticipated that they will have more information next month. The Homeowner will be notified that the Board is continuing to work on this matter.

McCoy Creek: More agencies may need to be included in the McCoy Creek issue. Ida Worth will be looking into this matter.

Treasurer's Report

The Board reviewed the financial reports for the periods ending May 31, 2007. The brokerage report was incomplete. The majority of annual dues have been collected. There is approximately \$331,000 in the operating account, with monthly expenditures of approximately \$41,328. David Litt moved, Minette Sellung seconded and the motion carried, with Helene Regen abstaining to authorize the Budget and Finance Committee to immediately transfer \$250,000 out of the operating account and open either T-Bills or CDs with these funds, whichever the Committee determines would yield a higher interest rate. The issue with the dues for Tiffany Creekside was looked into and it was determined their dues amount is correct. The June report was not given to the Board and will be approved next month.

Year-End Audit: The Year-End Audit Report was reviewed and appears to be correct. David Litt moved, Gary Klein seconded and the motion carried unanimously to approve the Year-End Audit Report for the period ending March 31, 2007.

New Business

Las Virgenes Homeowners Federation: At a recent Public Hearing, Mary Hubbard of LVHF made comments regarding the proposed development on Las Virgenes that Board Members felt was irresponsible. Gary Klein moved, Minette Sellung seconded and the motion carried, with Marci Ronka and Brad Marcus abstaining, to prepare a letter for a representative of CPHA to present at the next LVHF Meeting stating that the statements made by Mary Hubbard at the June 14, 2007 Public Hearing were irresponsible and inappropriate. RMC will

draft the letter. In addition, the Board would like the minutes from the meetings where this matter was discussed.

Guest Speaker

Mayor, **James Bozajian** thanked CPHA for sponsoring the 4th of July Events. The Gillette Ranch was opened on June 30, 2007 and transferred to the Park Service. Mr. Bozajian discussed some of the upcoming events in the City.

New Business Continued

Traffic Light at Mulholland and Old Topanga: Gary Klein moved, Marci Ronka seconded and the motion carried, with Barry Hammond and Jeff Cooper opposing and Steve Sklar abstaining, to support the City's position to install a traffic light at Mullholland and Old Topanga based on health and safety issues; and to send a representative to the City Council Meeting to express CPHA's support. Robert Pope will attend the meeting.

Board Vacancy: Board Members had suggestions for fulfilling the vacancy on the Board. Candidates will be asked to attend the next meeting and to provide a profile. A notice will also be placed on the website and the Presidents of the sub-associations will be notified.

Gangplanks: Helene Regen moved, Marci Ronka seconded and the motion carried with Jeff Cooper and Gary Klein opposing and Patty Coroalles and Minette Sellung abstaining, to amend the Rules and Regulations to allow gangplanks to remain out.

Committee Reports

Lake Committee: Dan Scully has not been able to contact Irving Starr regarding the lake lighting. Brad Marcus obtained a proposal from John Wilcox to develop an RFP for finding a lighting consultant. Brad Marcus moved, Robert Pope seconded and the motion carried unanimously to hire John Wilcox at a cost of \$2000 for the first 40 hours to assist in hiring a lighting consultant to address the Lake lighting; Dan Scully will be notified if the project will exceed the 40 hours. The consultants will be at the next meeting. It was agreed to have a Sub-Committee of the Lake Committee to address the lighting issue. The Sub-Committee will be made up of Gary Klein, Henry Cespedes, Brad Marcus, and Helene Regen. The Lake Committee consists of Marci Ronka, Helene Regen, and Cathy Bertovic. Other issues with the Lake include the lights being on in the daytime, graffiti on the trashcans, and Venco using the lake water to clean the sidewalks and sweeping it back into the Lake. Marci Ronka will contact Curt to see if there is a problem with the lake water being used on the sidewalks and swept back into the Lake.

ECC:

Calabasas Inn Project – Sandy Sigal will be asked to contact Mr. Dinovitz to request that the 60 day review period be extended so the Board can meet and review the plans. Due to his working relationship with Mr. Dinovitz, the Association's attorney has recommended that

Jeff Cooper not receive confidential documents pertaining to the Calabasas Inn project and that he recuse himself from any vote on the project. Mr. Cooper was willing to comply with the attorney's request. Mr. Cooper will be able to participate in Board discussions of the matter.

Security Committee: An issue has come up where guardhouses from the gated communities are calling Lantz to address issues behind their gates. There are legal liabilities involved in Lantz responding and they have asked the Committee to get a legal opinion on the matter. This topic will be added to the agenda.

Government Affairs Committee: Robert Pope will represent CPHA at the City. The MOU regarding the school site issue is being readdressed. The funds slated for a school site are scheduled to be released. The school district has asked for more time to find a location and the City approved a two year extension.

Social Committee: The Committee thanked all the volunteers at the 4th of July events. The day was a big success. Minette Sellung moved, David Litt seconded and the motion carried unanimously to allocate \$2000 for the August 11, 2007 Swim Meet that CPHA is sponsoring.

Capital Improvements: A meeting with the Gate Entry contractor is scheduled for tomorrow at Jeff Cooper's office.

Website Committee: There was no report.

Executive Session

An Executive Session was held on June 12, 2007 in which the Board discussed legal matters.

Adjournment

The meeting adjourned into Executive Session at 10:07 p.m.

Next Meeting

The next Board of Directors Meeting will be Tuesday, August 14, 2007 at 7:15 p.m. at the Bay Laurel Elementary School in Calabasas, California.

Submitted by:

Approved by:

Dan Scully, President Date
Calabasas Park Homeowners Association

Linda Perret, Recording Secretary

Jeff Cooper, Recording Secretary Date

Calabasas Park Homeowners Association