

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

June 12, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held June 12, 2007, in Calabasas, California. Vice President, Robert Pope noted a Quorum was present and called the meeting to order at 7:17 p.m.

Board Members Present

Robert Pope, Vice President; David Litt, Treasurer; Marci Ronka, Henry Cespedes, Brad Marcus, Sandy Sigal, Cathy Bertovic, Minette Sellung, Barry Hammond, Shirley Greenberg, Lisa Wilder, Gary Klein, Patty Coroalles, and Helene Regen. Also present were Ida Worth of Ross Morgan and Company (RMC) and Linda Perret, a Recording Secretary.

Board Members Absent

Dan Scully, President; Jeff Cooper, Recording Secretary; David Shapiro, Alex Soterias, Irving Starr, and Steve Sklar.

Guest Speaker

Mayor, **James Bozajian** was in attendance to discuss City issues. He stated that the City Council Meeting schedule has been changed due to the upcoming holiday. He also discussed the proposed development at the Golf Course. The Golf Course is designated open space but can have a bed and breakfast. The Community will need to determine if the proposed project is a bed and breakfast or a hotel. In addition, the project needs to be approved by Vista Pointe. Barry Hammond stated that the developer has met with Vista Pointe and is proposing 58 villas in the area of the Clubhouse. The developer will be holding a meeting at the Country Club on June 27, 2007 at 7:00 p.m. to discuss the project with members of Vista Pointe. Mr. Hammond stated that Homeowners from other communities are invited to attend. The developer has offered to meet individually with Council Members, which Mr. Bozajian has refused to do since the matter has not been properly presented to the affected Associations and feels there is nothing to discuss at this time. The Calabasas Inn project has been scaled down

but Mr. Bozajian hasn't received the revised plans. He also thanked CPHA for the use of the Lake for the Pops Concert, which was very successful.

Public Comments

4641 Park Mirasol: Homeowner addressed the Board regarding the trees in front of his home that haven't been trimmed in years. He has sent communication to the Board but hasn't received a response. He obtained a bid of \$700 to trim the trees. The vendor was stopped even though the Homeowner had an authorization letter from RMC. The vendor will continue trimming the trees tomorrow and will submit the invoice to the Board. The Landscape Committee has been out to look at the trees but was unable to trim due to a tree being fenced in by a neighboring home. Once the tree is behind a fence, the Association does not have the authority to trim. The neighbor was informed that the Homeowner wished to trim the tree but it would be at the owner's expense. The Board will discuss this matter.

Utility Tax: A Homeowner was in attendance to discuss the utility tax. He would like to see this tax eliminated or reduced. He is asking the Board for support in order to get this matter on the agenda for the City Council. The Board hasn't taken any position on this matter.

Creekside: Homeowner stated that he doesn't feel Creekside is paying a fair share of dues for belonging to the Association. The Board will look into this matter.

Approval of Minutes

David Litt moved, Shirley Greenberg seconded and the motion carried, with Helene Regen opposing, to approve the May 8, 2007 Minutes as presented.

Treasurer's Report

The Board reviewed the financial reports for the periods ending May 31, 2007. The Budget and Finance Committee met to discuss reinvestment of funds. It was determined that T-Bills were the better option considering the tax liability of CDs. \$779,232 was reinvested in T-Bills with an interest rate of 4.96% for six months. Funds from the Annual Billing are still coming in. Necessary funds will be transferred to the Operating Account. In regards to the dues for Tiffany Creekside, it was determined that they are not mandatory members and their billing is based upon the prior actuals. The insurance premium has been paid and submitted to the City for reimbursement. Helene Regen moved, David Litt seconded and the motion carried unanimously to approve the financial statements for the period ending May 31, 2007.

Management Report

Resignation: It was noted that Bob Friedman has submitted his written resignation from the Board. The Board will discuss the vacancy at a future meeting.

Bus Shelters: The City is moving forward with the bus shelters.

23322 Park Sorrento: Homeowner submitted a letter regarding the deterioration of the landscaping at the Motion Picture Home (MPH). She states that she was told that there was an agreement between the MPH and CPHA that the foliage would be maintained. She is requesting that CPHA contact the MPH regarding this matter. The Board is unaware of any agreement between CPHA and MPH. This is not an Association matter but the Homeowner can pursue the issue with Building and Safety.

Concrete: David Litt moved, Marci Ronka seconded and the motion carried unanimously to approve the bid from Arriaga Concrete in the amount of \$6775 to repair the walkways around the Lake.

Geese: David Litt moved, Helene Regen seconded and the motion carried, with Patty Corroalles and Cathy Bertovic opposing, to have Animal Pest Management relocate the geese around the lake so there is a maximum of eight, with four Tuxedo and four regular, with care being taken to keep families together as recommended by the expert.

Prior Business

Lake Lighting: Information on Lake Lighting has been given to Irving Starr. Brad Marcus has additional information that will be forwarded to the Committee.

4403 Park Alisal: Consultant provided a report to Henry Cespedes but didn't provide recommendations. Mr. Cespedes would like to have Gary Klein and Sandy Sigal review the report.

New Business

Development on Golf Course: This matter was previously discussed. It was determined that this area is not covered by CPHA's CC&rs.

T-Mobile: Information was received regarding installing a wireless facility on Association property.

Las Virgenes Federation HOA: It was noted that the LVFHOA will be at the Planning Commission and may express an opinion that CPHA didn't vote on. It was recommended that a letter be sent to the LVFHOA stating that CPHA didn't vote on the matter and hasn't approved or disapproved.

Committee Reports

Lake Committee: There was no report.

Landscape Committee:

Park Ensenada – Homeowner who previously had an issue with his driveway has taken the matter to the City's Mayor. It was noted that CPHA provided the Homeowner with a check which the Homeowner failed to cash.

Park Fortuna Easement – A letter was drafted and sent to the affected Homeowners on Park Fortuna.

4641 Park Mirasol – Homeowner submitted a letter regarding trees behind his property. The Committee will meet with the neighbor. Ida Worth will send a letter to the Homeowner stating that the matter is being looked into.

ECC:

Calabasas Inn Project – The developer has revised the plans, which were supposed to be submitted today. The Committee will review the plans once received. An opinion was received from Glen Kulik regarding the Calabasas Inn Project which states that the entire Board should review the project and not just a Committee.

Security Committee: Steve Sklar has agreed to remain as the Chairperson of this Committee. A meeting was held with Lantz and the Committee will continue to monitor their services. Daily reports have been received.

Government Affairs Committee: There was no report.

Social Committee: A sign up sheet was submitted for volunteers for the 4th of July events. Minette Sellung moved, Robert Pope seconded and the motion carried unanimously to allow the Bay Laurel PFA to hold a two to three hour event at the Lake and to waive the cost. A formal request will need to be submitted to the Facilities Committee.

Website Committee: There was no report.

Executive Session

An Executive Session was held on May 8, 2007 in which the Board discussed legal matters.

Adjournment

David Litt moved, Steve Sklar seconded and the motion carried unanimously to adjourn the Meeting into Executive Session at 9:14 p.m.

Next Meeting

The next Board of Directors Meeting will be Tuesday, July 10, 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