

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

September 11, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held September 11, 2007, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:17 p.m.

Board Members Present

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

Board Members Absent

Robert Pope, Vice President; Sandy Sigal, Steve Sklar, and Brad Marcus.

Public Comments

Mr. Jacoby read a prepared statement to the Board on why he filed a lawsuit against the Association regarding the election and new Bylaws.

Approval of Minutes

Helene Regen moved, Shirley Greenberg seconded and the motion carried, with Lisa Wilder, David Shapiro, Jeff Cooper and Henry Cespedes abstaining, to approve the August 14, 2007 Minutes as corrected.

Treasurer's Report

The Board reviewed the financial reports for the periods ending July 31, 2007. A motion was made last month to allow the Budget and Finance Committee to decide on investment options. During the month, it was determined that this process wasn't

effective. David Litt moved, Jeff Cooper seconded and the motion carried, with Helene Regen opposing; David Shapiro and Henry Cespedes abstaining, to reconsider the motion that was approved at the August 14, 2007 meeting which stated: to have the Board define the parameters 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. Minette Sellung moved, Cathy Bertovic seconded and the motion carried, with Helene Regen opposing; David Shapiro and Henry Cespedes abstaining, to approve the practice that on a monthly basis, the Treasurer will bring to the Board any investment options for the Board to approve. It was reported that there are three CDs that are maturing. David Litt moved, Cathy Bertovic seconded and the motion carried unanimously to roll the funds over and reinvest in three six-month CDs. Helene Regen moved, David Shapiro seconded and the motion carried unanimously to approve the Financial Statement for the period ending July 2007.

Guest Speaker

Mayor, **James Bozajian** addressed the Board regarding upcoming events in the City. There was a question regarding the agreement between The Oaks and the School District. The agreement needs to be reviewed to see if any changes have been made and if CPHA should have been notified. Sites to build a new school are being considered. The state banned the building of schools within so many feet of a freeway which is limiting the available sites. The Board is appreciative that the new bus shelters have been installed but the old concrete benches should be removed. It was also noted that these shelters show dirt a lot more and the City should make sure they are cleaned regularly. Mr. Bozajian stated that the City Council will be discussing a ban on smoking in apartment buildings within the City.

Management Report

Boats: A list of boat owners with a current permit was given to the Board as well as a list of last year owners who haven't renewed their permit.

Courier: The deadline for submission of articles for The Courier is September 26, 2007.

Prior Business

Lake Lighting: John Wilcox is proceeding with the lake lighting issues. He requested additional time, which Dan Scully approved. Henry Cespedes recommended that Steve Ball and LMD22 be involved in the lighting discussions. It was noted that Mr. Wilcox has been in touch with Mr. Ball. The Board would like Mr. Wilcox to attend the October Meeting.

4403 Park Alisal: Henry Cespedes has received the reports regarding this issue but the estimates are incomplete. It was agreed that the Homeowner would be shown the letters from James Dean and that Henry Cespedes will get a better estimate regarding the dirt. As for the drainage issue, this is something the Homeowner will have to address due to the grading that was done by the Homeowner to install the pool.

23250 Park Ensenada: Homeowner is requesting permission to extend his trash enclosure further onto common area. Gary Klein moved, Henry Cespedes seconded and the motion carried with David Litt, Shirley Greenberg, Lisa Wilder, Helene Regen, Bill White, Cathy Bertovic, and Minette Sellung opposing, to approve the granting of an easement to 23250 Park Ensenada to expand their trash area approximately four feet with the Homeowner paying all attorney and other related fees and contingent upon the Homeowner signing a hold harmless agreement pursuant to the driveway issue; and if Homeowner doesn't comply he will be asked to remove his current trash enclosure from the Association's property.

Annual Meeting: The Annual Meeting is scheduled for October 30, 2007.

Property at Calabasas Road/Parkway Calabasas: Gary Klein moved, David Shapiro seconded and the motion carried unanimously to authorize Gary Klein and Ida Worth to draft a letter to the Planning Commission regarding CPHA's concerns regarding the property on the southwest corner of Calabasas Road and Calabasas Parkway.

New Business

Las Virgenes Municipal Water District: The landscaping around the area of Park Granada and Parkway Calabasas has died where LVMWD is doing work. A letter should be sent stating that this landscaping needs to be replaced.

Committee Reports

Committees were reminded that written reports should be given to Ida on the Tuesday before the regular meeting.

Landscape Committee: The easements with the Homeowners on Park Fortuna have not materialized. A letter will be sent to these Homeowners stating that CPHA is abandoning the idea and the individual Homeowners will be responsible for maintaining their property.

ECC:

Calabasas Inn Project – David Litt attended the meeting regarding the traffic at the Calabasas Inn Project. The Traffic Commission voted to move the project to Planning Commission with some recommendations. Sandy Sigal provided a written summary of the status of the Calabasas Inn Project. He stated progress is being made and the developer is working with CPHA. Gary Klein moved, Marci Ronka seconded and the motion carried unanimously to send a letter to the Planning Commission that a Special Committee has been formed to address the Calabasas Inn Project and CPHA is opposed to The Calabasas Inn allowing any overflow parking on the site or parking for uses other than those specifically for developed on-site, whether said uses are from Old Town overflow or otherwise; and is opposed to establishing a walkway/direct access to Old Town. Dan Scully and Gary Klein will review the letter.

Security Committee: The Committee will meet with the security company.

