

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

April 12, 2011

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held April 12, 2011, in Calabasas, California. President Barry Hammond noted a Quorum was present and called the meeting to order at 6:08 p.m.

Board Members Present

Barry Hammond, Gerry Kirshbaum, David Litt, Jeff Cooper, Henry Cespedes, Dan Scully, Cathy Bertovic, Michael Burak, Patty Coroalles, Joe Suriano, Lisa Wilder, Bonnie Sima, Irving Starr, Sue Silver, Heath Finn, Vahid Naziri, Eileen Sonheim, Don Van Atta, Alex Soteras, and Adrienne Brent (via speakerphone). Also present were Ida Worth of Ross Morgan and Company (RMC); and Linda Perret, a Recording Secretary.

Board Members Absent

None.

Public Comments

Lee Goldberg and **Jeff Greenwald** from Westridge were in attendance to discuss the fountain issue. Westridge was disappointed with CPHA's response to their request to repair the fountain area. The Board reiterated that the fountain is on Westridge property and they are prohibited by Prop 218 to spend funds on private property.

Guest Speaker

Mayor, **James Bozajian** addressed the Board regarding upcoming events in the City.

Public Comments Continued

Mr. and Mrs. Pomeroy from the Eastridge community requested an update on the status of the monument walls. The Board is getting proposals and options that will be reviewed.

Approval of Minutes

David Litt moved, Eileen Sonheim seconded and the motion carried in a 16-0-2 vote, with Bonnie Sima and Heath Finn abstaining; Adrienne Brent and Irving Starr were not present at the time of the vote, to approve the minutes of the March 15, 2011 Meeting as corrected.

Announcement and Recognition

The Board welcomed two new Members, Bonnie Sima and Heath Finn, who were voted onto the Board at the March 20, 2011 Annual Meeting.

Election of Officers

Adrienne Brent was in attendance via speakerphone during this portion of the Meeting and submitted her sealed ballot to RMC earlier in the day. The candidates for President were Barry Hammond and Dan Scully; the candidate for Vice President was Gerry Kirshbaum; the candidate for Treasurer was David Litt; the candidates for Secretary were Adrienne Brent, Jeff Cooper, and Eileen Sonheim. The candidates each spoke briefly. Board Members cast their votes by secret ballot and RMC tabulated the votes.

Results:

Vice President – Gerry Kirshbaum

Treasurer – David Litt

Secretary – Jeff Cooper

President – There was a tie between Barry Hammond and Dan Scully

Dan Scully moved, Patty Coroalles seconded and the motion carried unanimously to have a second election for President. Sue Silver moved, Lisa Wilder seconded and the motion carried in a 10-7-0 vote, with David Litt, Bonnie Sima, Patty Coroalles, Heath Finn, Dan Scully, Eileen Sonheim, and Henry Cespedes opposed; Adrienne Brent, Alex Soteras, and Irving Starr were not present during the vote, to allow Adrienne Brent to participate in the vote for President via phone and providing her vote to Ida Worth. A second vote for the President's position was held and votes were cast by secret ballot. RMC tabulated the votes and announced it was still tied. Dan Scully moved, David Litt seconded and the motion carried unanimously to hold a third election for President. A third vote was held and votes were cast by secret ballot. RMC tabulated the votes and announced that Barry Hammond had been elected President in a 9-8 vote.

Financial Report

The Board received the Financial Statement for the period ending February 28, 2011. Expenses were recurring and typical. The balance sheet reflects total assets of \$871,593.57. It was noted that the fiscal year ends March 31, 2011 and it is anticipated

that the total assets will be approximately \$650,000. The Budget and Finance Committee will look into investment options. Gerry Kirshbaum moved, Lisa Wilder seconded and the motion carried unanimously to approve the Financial Statement for the period ending February 28, 2011.

Management Report

Refund Request: Letters were received from two members of The Oaks requesting refund of dues as the owners believe they were billed incorrectly. It was noted that The Oaks chose to not utilize CPHA's security patrol. The Board agreed to obtain a legal opinion on the matter and will send an appropriate response to the Homeowners.

Lake Access: A letter was received from a Homeowner who is concerned that the billing did not include the LMD22 Non-Member option. Barry Hammond will consult with the Association's attorney and draft a response to the Homeowner. The Board agreed to modify the Voluntary Membership Form and letter. Lisa Wilder, Vahid Naziri, and Barry Hammond will review written documents in the future.

Committee Reports

Capital Improvements: It was agreed that the Capital Improvements Committee would address the issue with the School Site Funds.

Social Committee: The Wine and Cheese Reception for Newly Elected City Council Members and Board Members will be held on April 30, 2011 at 7:00 p.m. David Litt moved, Lisa Wilder seconded and the motion carried unanimously to approve an expenditure not to exceed \$2000 for the Wine Reception Social Event with the funds to be paid in advance.

Prior Business

Parkway Calabasas Fountain: This matter was tabled and will be put on the agenda for next month.

The Village at Calabasas: A report was received from the Association's architect regarding the revised plans for the Village at Calabasas. Barry Hammond will speak to Adrienne Brent and will draft a response to the architect. This matter will be addressed next month.

Eastridge Wall: This will be added to next month's agenda.

New Business

Update on Oak Park Bridge Plan: A meeting will be held this week.

Vacant Board Position: There is a one-year term that is vacant on the Board. This matter will be on next month's agenda.

Committee Reports Continued

Lake: Lake access tags for non-members have been made. The Committee is getting new bids for signs at the Lake. At the Annual Meeting a Homeowner proposed that all fishing be banned at the Lake. The Committee looked into this matter, including talking to the marine biologist who treats the Lake, and believes that banning fishing is not necessary. The Board agreed with the Committee's decision. It was agreed that Members would need to provide proof of a state fishing license in order to get the CPHA Fishing Permit. The Committee is also looking into Mutt Mitt Dispensers.

Memberships: Currently there is no membership benefit program in place, but the Committee is continuing to work on this matter.

Landscaping: Patty Coroalles moved, Vahid Naziri seconded and the motion carried unanimously to approve \$8500 for additional costs for the lake sidewalk project to cover additional irrigation and to restore damaged landscaping.

Executive Session

An Executive Session was held on March 15, 2011 in which the Board discussed legal matters.

Adjournment

The Meeting adjourned into Executive Session at 8:46 p.m.

Next Meeting

The next Meeting will May 10, 2011 at 6:00 p.m. at Founder's Hall.

Approved by:

Barry Hammond, President Date
Calabasas Park Homeowners Association

Linda Perret, Recording Secretary

Jeff Cooper, Recording Secretary Date
Calabasas Park Homeowners Association