

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

December 9, 2008

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held December 9, 2008, in Calabasas, California. Vice President Dan Scully noted a Quorum was present and called the meeting to order at 7:10 p.m.

Board Members Present

Dan Scully, Vice President; Robert Pope, David Litt, Sue Silver, Minette Sellung, Harold Arkoff, Patty Coroalles, Brad Marcus, Irving Starr, Barry Hammond, Lisa Wilder, Henry Cespedes, Alex Soteras, Gerry Kirshbaum, and Helene Regen. Also present was Ida Worth of Ross Morgan and Company (RMC).

Board Members Absent

Gary Klein, President; Jeff Cooper, Recording Secretary; Cathy Bertovic and Shirley Greenberg.

Agenda

It was requested, and agreed, to move the Entryway Project up earlier in the agenda.

CPHA Member Comments

There were no comments.

Approval of Minutes

Helene Regen moved, Robert Pope seconded and the motion carried, with Lisa Wilder and Dan Scully abstaining to approve the November 18, 2008 Minutes as corrected.

New Business

Memorandum of Understanding – Entryway Project: A Memorandum of Understanding was received from the City regarding the Entryway Project. Barry Hammond moved, Minette Sellung seconded but the motion failed to carry, with Dan Scully, Robert Pope, David Litt, Sue Silver, Harold Arkoff, Patty Coroalles, Irving Starr, Henry Cespedes, Alex Soteras, Gerry Kirshbaum, and Helene Regen opposing, to table any discussion on the Entryway Project until the January Meeting. Irving Starr moved, Harold Arkoff seconded and the motion carried, with Barry Hammond opposing and Brad Marcus, Minette Sellung and Lisa Wilder abstaining, to not proceed with the Entryway Project as currently constituted.

Management Report

Board Member Resignation: Bill White has submitted his resignation from the Board.

Delinquencies: Some of the delinquent accounts have been paid. Liens are being pursued on accounts that are still delinquent. 3603 Paseo Primario has requested that all legal fees and late fees be removed. Robert Pope moved, David Litt seconded and the motion carried, with Patty Coralles abstaining, to waive the late fees on the account and continue efforts to collect the balance on the account.

Plumbing Issue: 4506 Park Verona has requested the Board reconsider their denial to reimburse the Homeowner for plumbing costs. The Board reviewed the request and their position remains the same.

Prior Business

Distribution of Privileged Documents by Board Members: The Board was reminded that they should not allow members to view documents without Board approval.

New Business Continued

Bench/Plaque in Memory of Ben Kendall: The Board previously approved a donation and installation of a bench, plaque and oak tree in memory of Ben Kendall. The estimates to do this exceed the limit made in the motion. Dan Scully moved, Lisa Wilder seconded but the motion failed to carry, with Robert Pope, David Litt, Sue Silver, Minette Sellung, Harold Arkoff, Patty Coroalles, Irving Starr, Henry Cespedes, Alex Soteras, Gerry Kirshbaum, and Helene Regen, opposing to approve the bid of \$1800 and to get additional bids to install a memorial bench and plaque in memory of Ben Kendall. Gerry Kirshbaum moved, Lisa Wilder seconded and the motion carried with David Litt opposing and Brad Marcus abstaining, that due to the estimates received, to modify the existing motion to add a memorial plaque to an existing bench in the Park and plant an oak tree in memory of Ben Kendall.

Lake Lighting Repairs: There was no report.

Oak Park Membership: Glen Kulik clarified that membership cannot be denied to voluntary members.

Upcoming Election: An opinion was received from Glen Kulik regarding the election rules but clarification is needed regarding if this can be included in the Rules and Regulations or if the Bylaws need to be revised. Gerry Kirshbaum moved, David Litt seconded and the motion carried, with Lisa Wilder and Brad Marcus abstaining that an election committee be added to the current Rules and Regulations as revised in February 2, 2006; and that this committee be composed of at least four members – at least two Board Members – with the chair being decided by the Committee; And this committee will meet with the management individual in order to coordinate the election, and will bring back to the Board for their approval any recommended changes within the next 30 days. Committee members will be Sue Silver, David Litt and Gerry Kirshbaum, with Gerry Kirshbaum chairing the Committee.

Committee Reports

By-Laws Committee: There was no report.

Environmental Control Committee: There was no report. There was a question regarding one architectural request but David Litt will address this with management and Homeowner may need to obtain clarification from the City.

Security Committee: The Committee met and interviewed various security companies. This will be discussed in Executive as it involves competitive bidding.

Lake Committee: The Lake Lighting is progressing. A set of drawings was drafted and given to the City. The Committee will meet to review the bid package when it is received.

Landscaping: The sidewalk on Park Mirasol will be broken to see if repairs can be made from this area and without disturbing the Homeowner's driveway. Hedges will be planted along the slope on Park Fortuna. The City will be doing planting on the other side of Parkway Calabasas.

Capital Improvements: There was no report.

Government Affairs: There was no report.

Social Committee: The holiday party was held prior to the meeting. The Committee will work with RMC on a location for the Annual Meeting.

Executive Session

An Executive Session was held on November 18, 2008 in which the Board discussed legal matters.

Adjournment

The Meeting adjourned into Executive Session at 8:50 p.m.

Next Meeting

The next Board of Directors Meeting will be Tuesday, January 13, 2009 at 7:15 p.m. at the Bay Laurel Elementary School in Calabasas, California.

Submitted by:

Approved by:

Gary Klein, President Date
Calabasas Park Homeowners Association

Linda Perret, Recording Secretary

Jeff Cooper, Recording Secretary Date
Calabasas Park Homeowners Association