

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

February 24, 2009

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held February 24, 2009, in Calabasas, California. President Gary Klein noted a Quorum was present and called the meeting to order at 8:45 p.m.

Board Members Present

Gary Klein, President; Dan Scully, Vice President; Jeff Cooper, Recording Secretary; David Litt, Sue Silver, Minette Sellung, Harold Arkoff, Brad Marcus, Irving Starr, Barry Hammond, Lisa Wilder, Helene Regen, Cathy Bertovic, Alex Soteras, Gerry Kirshbaum; and Shirley Greenberg. Also present was Ida Worth of Ross Morgan and Company (RMC).

Board Members Absent

Patty Coroalles, Henry Cespedes, and Robert Pope.

Approval of Minutes

Dan Scully moved, Barry Hammond and the motion carried in a 13-0-3 vote with Gary Klein, Helene Regen and Shirley Greenberg abstaining, to approve the January 12, 2009 Minutes with changes.

Lisa Wilder moved, Helene Regen seconded and the motion carried in a 16-0-2 vote, with Dan Scully and Shirley Greenberg abstaining, to approve the Minutes of the February 9, 2009 meeting.

Treasurer's Report

The Board reviewed the Financial Statements for the periods ending December 31, 2008 and January 31, 2009. Expenses were typical and reoccurring. Helene Regen moved, David Litt seconded and the motion carried in a 15-0-1 vote, with Shirley Greenberg

abstaining, to approve the Financial Statements for the periods ending December 31, 2008 and January 31, 2009.

Budget: The proposed budget was reviewed by Budget Committee. The proposed budget includes a 3% increase in management fees. Dan Scully moved, Minette Sellung seconded and the motion carried unanimously to approve the budget as drafted.

Management Report

Bay Laurel Carnival: Bay Laurel Elementary School is soliciting donations for the Spring Carnival. Lisa Wilder moved and David Litt seconded to approve a donation of \$750 to Bay Laurel Elementary School Spring Carnival; the motion was amended to approve a donation of \$500 and the amended motion carried unanimously. Bay Laurel requested permission to place banners on CPHA common area, as has been done in the past. Minette Sellung moved, Lisa Wilder seconded and the motion carried unanimously to authorize Bay Laurel Elementary School to place banners on CPHA common area for their carnival with the location, duration, and details being resolved with the Facilities Use Committee and management.

City Pops Concert: The City is requesting permission to host three concerts at the Lake. Minette Sellung moved, Dan Scully seconded and the motion carried unanimously to approve the request from the City for three concerts at the Lake as detailed in the letter dated February 11, 2009.

Temple Aliyah Walkathon: A request was made for use of the lake paths for a walkathon. Minette Sellung is handling this matter. It was suggested that a limit be placed on the use of the Lake per year for such events.

Chamber of Commerce: Dan Scully moved, Minette Sellung seconded and the motion carried in a 14-0-2 vote, with Harold Arkoff and Helene Regen abstaining, to approve CPHA's membership in the Chamber of Commerce.

Lake Sidewalk Repairs: Gerry Kirshbaum moved, Helene Regen seconded and the motion carried unanimously to approve the proposal from Arriaga Concrete in the amount of \$5475 for repairs to the Lake sidewalk path.

Prior Business

Annual Meeting:

Notices - Dan Scully moved, Helene Regen seconded and the motion carried in 15-0-1 vote, with Brad Marcus abstaining, to approve the mailing of the Annual Meeting Notice, Ballot, and Bios as presented.

Inspectors of Election – David Litt moved, Brad Marcus seconded and the motion carried unanimously to approve Ross Morgan and Company as the Inspectors of Election.

Attorney – Helene Regen moved, David Litt seconded and the motion carried in a 15-1-0 vote, with Gerry Kirshbaum opposing, to have Glen Kulik attend the Annual Meeting.

McCoy Creek: A letter was received from Robert Yalda stating that the culvert is the responsibility of CPHA. Follow up is needed on the wooden bridge.

New Business

Roll Call for Motions: The Board is requesting that a roll call be done for each motion to list all those in favor and those opposed.

Interim Treasurer: There was concern that the Treasurer's position has been vacant for the past few months. No action was taken, as the election will be held in 30 days.

Countrywide: The Countrywide site is not going to be abandoned as previously thought. Gary Klein moved, Dan Scully seconded and the motion carried in a 15-1-0 vote, with David Litt opposed to withdraw the request for the City to study the Countrywide site as it was to be vacated, which is no longer true.

Verizon Cell Site: The Classic Calabasas Board is recommending the Verizon cell site on Park Belmonte be approved. It was agreed to table this matter.

Committee Reports

By-Laws Committee: There was no report.

Environmental Control Committee: There was no report.

Security Committee: There was no report.

Lake Committee: The RFP, contract and cover letter are being finalized for bidding. It was addressed that other Board Members have raised the issue of LED Lighting and felt it was inappropriate, as the consultant has reviewed everything. The project is proceeding without LED. Gerry Kirshbaum moved, Irving Starr seconded, but the motion failed to carry in a 2-8-0 vote, to obtain two additional bids for repair of the string of Lake lights that are out along Park Sienna and to include in the Lake Lighting Project.

Landscaping: Gary Klein presented the report on behalf of Henry Cespedes. Gary Klein moved, Dan Scully seconded and the motion carried unanimously to approve the reforestation project behind the Commons, along Park Granada to the Civic Center, and for a letter to be sent to the City of Calabasas. A CPHA representative should attend the meeting at City Hall on February 25, 2009, if possible.

Capital Improvements: There was no report.

Government Affairs: There was no report.

Social Committee: There was no report.

Election Committee: There was no report.

New Business Continued

Voluntary Membership: It was suggested that all Voluntary Members automatically become Mandatory Members. It was agreed to form a Committee, consisting of Sue Silver, Irving Starr and David Litt, to explore the idea of automatically making Voluntary Members mandatory.

Executive Session

An Executive Session was held on January 12, 2009 in which the Board discussed contracts and legal matters.

Adjournment

The Meeting adjourned 10:25 p.m.

Next Meeting

The next Board of Directors Meeting will be Tuesday, March 10, 2009 at 7:30 p.m.

Approved by:

Gary Klein, President Date
Calabasas Park Homeowners Association

Jeff Cooper, Recording Secretary Date
Calabasas Park Homeowners Association