

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

March 10, 2009

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held March 10, 2009, in Calabasas, California. President Gary Klein noted a Quorum was present and called the meeting to order at 7:23 p.m.

**Board Members Present**

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

**Board Members Absent**

Jeff Cooper, Recording Secretary; Patty Coroalles, Harold Arkoff, Cathy Bertovic, and Alex Soteras.

**Public Comments**

A Homeowner wanted to know when a new reserve study would be completed. The Budget and Finance Committee is addressing this matter.

There was a question regarding the increase for management fees included in the budget for year-end 3/31/10. Ida Worth stated the contract renews annually and if an increase is proposed, it is put through when the budget is approved. The management fee increase was approved with the approval of the budget for year-end 3/31/10. It was requested to include the management contract in the board packet next month and for this topic to be placed on the agenda.

**Approval of Minutes**

Dan Scully moved and Shirley Greenberg seconded to approve the minutes; the motion carried in the following vote: Harold Arkoff – not present, Cathy Bertovic – not present,

Henry Cespedes – abstain, Jeff Cooper – not present, Patty Coroalles – not present, Shirley Greenberg – yes, Barry Hammond – not present, Gerry Kirshbaum – yes, Gary Klein – yes, David Litt – yes, Brad Marcus – yes, Robert Pope – not present, Helene Regen – yes, Dan Scully – yes, Minette Sellung – not present, Sue Silver – not present, Alex Soteras – not present, Irving Starr – yes and Lisa Wilder – yes.

## **Management Report**

**Request to Waive Fees:** 3810 Prado De La Uvas requested that the late fees and collection costs on his account be waived. Gerry Kirshbaum moved and Minette Sellung seconded to waive all late fees but continue to charge collection costs; but the motion failed to carry in the following vote: Harold Arkoff – not present, Cathy Bertovic – not present, Henry Cespedes – yes, Jeff Cooper – not present, Patty Coroalles – not present, Shirley Greenberg – no, Barry Hammond – not present, Gerry Kirshbaum – yes, Gary Klein – no, David Litt – no, Brad Marcus – no, Robert Pope – no, Helene Regen – no, Dan Scully – no, Minette Sellung – no, Sue Silver – not present, Alex Soteras – not present, Irving Starr – no and Lisa Wilder – yes.

**Next Meeting Date:** The next meeting date is scheduled for April 21, 2009.

**Main Line Break on Park Verona:** Homeowner submitted additional information. The Board approved Ida Worth forwarding this information to the City.

**Memorial:** Homeowner is requesting a response to their request for a memorial. The ECC Committee was supposed to submit a policy for the Board to review but this has not been received. This matter will be addressed at a later time.

## **Prior Business**

**Restated By-Laws:** The Board received copies of the restated By-Laws. Gary Klein moved and Shirley Greenberg seconded to approve the revised Restated By-Laws as submitted to the Board in April 2008 with a quick review by counsel before sending to the membership for a vote; but the motion failed to carry in the following vote: Harold Arkoff – not present, Cathy Bertovic – not present, Henry Cespedes – no, Jeff Cooper – not present, Patty Coroalles – not present, Shirley Greenberg – yes, Barry Hammond – yes, Gerry Kirshbaum – no, Gary Klein – yes, David Litt – no, Brad Marcus – no, Robert Pope – no, Helene Regen – no, Dan Scully – no, Minette Sellung – no, Sue Silver – not present, Alex Soteras – not present, Irving Starr – no and Lisa Wilder – no. Lisa Wilder moved and Brad Marcus seconded to form a Sub-Committee made up of the ECC and By-Laws Committees along with Glen Kulik with the purpose to review and revised the Restated By-Laws and to bring any changes to the Board; and to invite Glen Kulik to the Board Meeting in which this matter is being discussed; the motion carried in the following vote: Harold Arkoff – not present, Cathy Bertovic – not present, Henry Cespedes – yes, Jeff Cooper – not present, Patty Coroalles – not present, Shirley Greenberg – abstain, Barry Hammond – yes, Gerry Kirshbaum – yes, Gary Klein – yes, David Litt – no, Brad Marcus – yes, Robert Pope – yes, Helene Regen – yes, Dan Scully – yes, Minette Sellung – yes, Sue Silver – yes, Alex Soteras – not present, Irving Starr – no and Lisa Wilder – yes.

**Annual Meeting:** The Annual Meeting is scheduled for March 31, 2009. A quorum has not yet been achieved. Ida Worth will keep the Board informed on the status of the quorum so action can be taken.

**McCoy Creek:** The application to remove the culvert and wooden bridge at McCoy Creek has been forwarded to Fish and Game for approval. Helene Regen stated for the record that the removal has been taken over a year and that the wooden bridge is deteriorating to where it is becoming a liability. She expressed her opinion that it is terrible that this has taken so long.

## **New Business**

**Mailing for City Council Candidates Endorsement:** The issue was raised that the motion to endorse candidates for City Council didn't include an expenditure for a mailing. David Litt moved and Irving Starr seconded to require whoever was responsible for approving the expenditure of the candidate endorsement mailing reimburse CPHA for the funds for the mailing; the motion failed to carry in the following vote: Harold Arkoff – not present, Cathy Bertovic – not present, Henry Cespedes – no, Jeff Cooper – not present, Patty Coroalles – not present, Shirley Greenberg – no, Barry Hammond – no, Gerry Kirshbaum – yes, Gary Klein – no, David Litt – yes, Brad Marcus – no, Robert Pope – no, Helene Regen – no, Dan Scully – no, Minette Sellung – no, Sue Silver – no, Alex Soteras – not present, Irving Starr – yes and Lisa Wilder – no.

**Verizon Cell Site:** Board approval is being requested to install a cell site on Park Belmonte. David Litt would like to meet with the Verizon representative. Ida Worth will provide Mr. Litt with the contact information. It was agreed to table this matter until next month.

**Website:** The Board would like Jeff Cooper to look into if the website is worth the expense and to report back to the Board next month.

**Request for Information:** Calabasas Hills is requesting an accounting of the Baldwin funds and a report on expenditures of these funds. This matter will be addressed by the Budget and Finance Committee and a response will be sent.

## **Adjourn and Reconvene**

The meeting adjourned into Executive Session to discuss legal and/or contractual matters at 8:54 p.m. and reconvened at 9:18 p.m.

## **Committee Reports**

**Social Committee:** A request was received to hold a walk-a-thon at the Lake. Minette Sellung moved and Helene Regen seconded to approve the request to hold a walk-a-thon at the Lake on June 14, 2009 provided all the requirements of the Association are met but the motion failed to carry in the following vote: Harold Arkoff – not present, Cathy Bertovic – not present, Henry Cespedes – no, Jeff Cooper – not present, Patty Coroalles – not present, Shirley Greenberg – yes, Barry Hammond – yes, Gerry Kirshbaum – no, Gary

Klein – yes, David Litt – no, Brad Marcus – yes, Robert Pope – no, Helene Regen – no, Dan Scully – yes, Minette Sellung – yes, Sue Silver – no, Alex Soteras – not present, Irving Starr – no and Lisa Wilder – yes.

**By-Laws Committee:** This matter was addressed earlier.

**Environmental Control Committee:** There was no report.

**Security Committee:** There was no report.

**Landscaping Committee:** A meeting was held with the Park Fortuna Homeowners. Planting of the slope areas will begin next week. The area behind City Hall along Park Granada will be a park. The trash enclosure that a Homeowner built on common area property has been removed and the necessary repairs will be conducted.

**Lake Committee:** The issue of boats using electricity is being addressed.

**Lake Lighting** – Zoning permits were received from the City. When the contract is finalized, the RFP will be submitted to vendors. Brad Marcus stated that even though he is not staying on the Board, he is willing to continue to work with the Committee on this project. It was noted that Gary Klein, as President, signed the zoning documents from the City.

**Capital Improvements:** There was no report.

**Government Affairs:** There was no report.

**Election Committee:** Glen Kulik responded to the questions regarding the upcoming election. Mr. Kulik was asked for a response regarding the issue of fulfilling the position for Calabasas Park at the election. Mr. Kulik will give an opinion if requested by the Board or the President, as is the protocol. It was agreed that Mr. Kulik would make a determination at the Annual Meeting if the situation arises.

## **Executive Session**

An Executive Session was held on February 24, 2009 in which the Board discussed insurance and contracts.

## **Adjournment**

The Meeting adjourned 9:52 p.m.

