

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

March 9, 2010

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held March 9, 2010, in Calabasas, California. President Robert Pope noted a Quorum was present and called the meeting to order at 7:03 p.m.

**Board Members Present**

Robert Pope, President; Helene Regen, Vice President; Jeff Cooper, Recording Secretary; David Litt, Sue Silver, Barry Hammond, Dan Scully, Harold Arkoff, Eileen Sonheim, Joe Suriano, Alex Soteras, Don Van Atta, Peter Berger, Cathy Bertovic, Henry Cespedes, Lisa Wilder, Patty Coroalles, Gerry Kirshbaum, and Irving Starr. Also present were Ida Worth of Ross Morgan and Company (RMC); and Linda Perret, a Recording Secretary.

**Board Members Absent**

Vahid Naziri and Minette Sellung.

**Guest Speaker**

**Larry Dinovitz** and **Scott Dinovitz** were in attendance to discuss The Village at Calabasas Project and presented renderings of the proposed development. The plan for the project is to include senior, assisted, and memory care living. The plan includes 53 memory care units; 53 assisted living units, and 104 condos which will be owned by the Dinovitzes.

**Public Comments**

A Homeowner in attendance addressed the Board regarding The Village at Calabasas Project. He is concerned because the plans keep changing and what was presented on February 21, 2010 is different than what was presented this evening.

A Homeowner expressed concern that a Lake key was given to a non-member. The position of CPHA hasn't changed and only members are allowed access to the Lake.

David Litt would like to discuss the issue of LMD22 and the Lake access. This matter is on the agenda for the Executive Session.

### **Adjourn and Reconvene**

The Meeting adjourned into Executive Session at 7:50 p.m. and reconvened at 9:25 p.m.

### **Approval of Minutes**

Cathy Bertovic moved, Eileen Sonheim seconded and the motion carried unanimously to approve the minutes of the February 9, 2010 Meeting as presented.

### **Treasurer's Report**

The Board reviewed the Financial Statements for the period ending October 31, 2009, November 30, 2009 and December 31, 2009. Helene Regen moved, Barry Hammond seconded and the motion carried unanimously to approve the Financial Statements for the periods of October, November and December of 2009.

### **Management Report**

**Location of Meetings:** The location of the monthly meetings will be moved to Founder's Hall starting with the May 2010 Meeting.

**Las Virgenes Federation:** The Board agreed not to become a member of LVHOA.

**Chamber of Commerce:** The Board agreed to renew their membership in the Calabasas Chamber of Commerce.

**Bay Laurel Spring Carnival:** David Litt moved, Henry Cespedes seconded and the motion carried unanimously to authorize CPHA to make a donation in the amount of \$500 to the Bay Laurel Spring Carnival.

**Licensing Agreement 4664 Park Mirasol:** The proposed license agreement, prepared by HOA counsel, with homeowner includes a \$50 annual fee. The Board agreed to table this matter until next month.

**Management Fee:** David Litt moved, Sue Silver seconded and the motion carried unanimously to approve the proposed 3% increase in management fees effective April 1, 2010.

### **Prior Business**

**The Village at Calabasas Project:** Don Van Atta moved, Barry Hammond seconded but the motion failed to carry in a 9-5-0 vote, with Patty Coroalles, Dan Scully, Henry Cespedes, Alex Soteras, and Jeff Cooper opposing, to send a stronger letter stating that after the second opportunity to represent the revised plans, CPHA disapproves of the current project in this location. It was agreed to place this topic on the agenda for the next meeting.

## **Committee Reports**

There were no Committee Reports.

## **Adjournment**

The Meeting adjourned at 9:52 p.m.

## **Next Meeting**

The next Meeting will be the Annual Meeting on April 12, 2010 at Founder's Hall.

Approved by:

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Robert Pope, President                      Date  
**Calabasas Park Homeowners Association**

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Linda Perret, Recording Secretary

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Jeff Cooper, Recording Secretary      Date  
**Calabasas Park Homeowners Association**