

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

June 14, 2011

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held June 14, 2011, in Calabasas, California. President Barry Hammond noted a Quorum was present and called the meeting to order at 6:15 p.m.

Board Members Present

Barry Hammond, President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Henry Cespedes, Cathy Bertovic, Michael Burak, Patty Coroalles, Joe Suriano, Bonnie Sima, Heath Finn, Eileen Sonheim, Don Van Atta, Alex Soteras, Sue Silver, and Richard Sherman. Also present were Ida Worth of Ross Morgan and Company (RMC); and Linda Perret, a Recording Secretary.

Board Members Absent

Gerry Kirshbaum, Vice President; Dan Scully, Lisa Wilder, Irving Starr, Vahid Naziri, and Adrienne Brent.

Guest Speaker

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

Public Comments Continued

Some Members have expressed concern about the Calabasas Country Club plan to install lights on the driving range.

Approval of Minutes

David Litt moved, Cathy Bertovic seconded and the motion carried in a 13-0-1 vote, with Eileen Sonheim abstaining, to approve the minutes of the May 10, 2011 Meeting as presented.

Financial Report

The Board received the Financial Statements for the periods ending March 31, 2011 and April 30, 2011. Expenses were recurring and typical. The balance sheet for April 30, 2011 reflects total assets of \$958,609.33. It was noted that the fiscal year ended March 31, 2011 and the Year-End audit is in progress. It is anticipated that the total assets will be approximately \$264,000. It was noted that the delinquencies will no longer be appearing on the financial statements as an asset. \$250,000 was transferred to open an insured account at City National and will be reflected on the May statement. The security line item is higher than usual due to back billed invoices from when Andrews International took over the company. Cathy Bertovic moved, Richard Sherman seconded and the motion carried unanimously to approve the Financial Statements for the periods ending March 31, 2011 and April 30, 2011.

Management Report

Reserve Study: Bonnie Sima moved, Eileen Sonheim seconded and the motion carried unanimously to approve the proposal from Associations Reserves Inc. in the amount of \$2300 for an updated Reserve Study with site visit with an eight-week turnaround. A Budget and Finance Committee Meeting will be scheduled to review the elements of the Reserve Study.

Memorial Bench: The Board received a request to install a memorial bench at the Lake. This request was denied due to the standing policy against memorials at the Lake.

Board of Directors Workshop: This matter was tabled. Barry Hammond will discuss possible dates for the workshop with Gerry Kirshbaum.

Prior Business

The Village at Calabasas: This matter was tabled until Adrienne Brent is present.

Parkway Calabasas Fountain/Wall: Jeff Cooper moved, Richard Sherman seconded and the motion carried in a 13-1-0 vote, with Patty Coroalles opposing, to authorize, with Board's approval, the Capital Improvement Committee entering into discussions with Westridge to work together to improve the appearance of the wall on Parkway Calabasas.

Committee Reports

Security: Sam Shaw from Andrews International was in attendance to discuss the status of security. The detex system is working and reports are being sent to Joe Suriano. Security has been increased at the Lake during peak hours. The new Lake tags have been issued and there are some issues that are being addressed by security and the Committee.

Prior Business Continued

Park Hacienda Wall: This matter has been tabled due to some issues that were found in the survey report. Additional research is needed before recommendations are brought to the Board.

New Business

Revision to Rules and Regulations for Fishing: Eileen Sonheim moved, Bonnie Sima seconded and the motion carried unanimously to accept the draft of the Rules and Regulations for Fishing as presented and to send the revision out to the Membership for a 30-day review.

Business Benefits Program: The Committee provided an outline of options available for this program. The Committee will put together a cost comparison and will bring to the Board.

Oak Park Bridge: The application and check will be sent to Fish and Game once the application is received from Oak Park.

School Site Funds: The Capital Improvements Committee met to discuss options on how to use the funds. Patty Coroalles moved, Richard Sherman seconded and the motion carried unanimously to authorize Don Van Atta, Patty Coroalles and Ida Wroth to finalize the letter and to send it to the Presidents of the Sub-Associations.

4th of July Lakeside Run Event: Board Members were asked to volunteer at the 4th of July Lakeside Run. It was recommended that a Membership table be set up at the event.

Revision of Architectural Fees: This matter was tabled.

Membership Dues to be Paid via the Sub-Associations: This matter was tabled for the time being.

Committee Reports Continued

Lake: There is an issue with duck droppings at the Lake. Ida Worth will contact the appropriate service. The new Lake signs project is in progress.

Landscaping: Weed abatement will be done July 2, 2011. Venco Western was awarded the landscaping contract for the City.

Communications: A new microphone was purchased to be used by the Board. The total cost was under \$200.

New Business Continued

Lake Access Issue: A Homeowner submitted his request for LMD22 Lake Access privileges but he modified the LMD22 Resident Agreement. The Lake Pass will not be sent until a new, unaltered form is received. RMC will send a letter to the Homeowner.

Executive Session

An Executive Session was held on May 10, 2011 in which the Board discussed legal issues.

Adjournment

The Meeting adjourned into Executive Session at 8:47 p.m.

Next Meeting

The next Meeting will July 12, 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