

**THE MINUTES OF THE MEETING
OF THE
REGULAR SESSION MEETING
OF THE
CALABASAS PARK HOMEOWNERS ASSOCIATION**

MAY 10, 2011

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the Calabasas Park Homeowners Association held on May 10, 2011 at the Founders Hall, Calabasas City Hall in Calabasas, California. President, Barry Hammond noted that a Quorum was present and called the meeting to order at 6:30 p.m.

BOARD MEMBERS PRESENT

Barry Hammond, Gerry Krishbaum, David Litt, Jeff Cooper, Henry Cespedes, Dan Scully, Cathy Bertovic, Michael Burak, Patty Coroalles, Joe Suriano, Lisa Wilder, Bonnie Sima, Irving Starr, Sue Silver, Vahid Naziri, Don Van Atta, Alex Soteras and Adrienne Brent.

OTHERS PRESENT – Ida Worth or Ross Morgan and Company, Inc. (RMC) and Linda Bunnell, Recording Secretary.

BOARD MEMBERS ABSENT

Heath Finn and Eileen Sonheim

GUEST SPEAKERS

Mayor of Calabasas – The Mayor announced that the Egg Hunt and the Fine Arts Fair went very well. He mentioned upcoming events including The Relay 4 Life, Calabasas Historical Society BBQ, Board Game Night, Movies Under the Stars, Beach Days, and more.

Flyers for the 4th of July will be sent to the City so that other City members can be properly advised. Security at the Commons needs to be addressed and the Mayor has set an appointment with Caruso to discuss what needs to be done next week.

Meet and Greet – Barry Hammond thanked Patty Coroalles for the great time that was had by all at the recent CPHA Meet and Greet.

APPROVAL OF MINUTES

Cathy Bertovic motioned to approve the minutes of April 12, 2011, seconded by Sue Silver and passed unanimously.

VACANT BOARD SEAT

Patty Coroalles requested to appoint Richard Sherman to the vacant Board seat. Mr. Sherman stated that he lives in The Oaks and has expressed an interest in serving on the Board. He has great knowledge of the community and wants to be a part of preserving the quality of safety and maintenance for Calabasas Park. Patty Coroalles motioned to appoint Richard Sherman to the vacant position on the Board member for a remaining term of one year thru March 2012, seconded by Dan Scully and passed unanimously.

SELECTION OF COMMITTEES AND CHAIRPERSONS

Budget and Finance Committee – David Litt, Chairperson, members Cathy Bertovic, Eileen Sonheim, Lisa Wilder.

By-Laws Committee - Dan Scully, Chairperson, members Harold Arkoff and Gerry Kirshbaum.

Capital Improvement Committee – Dan Scully Chairperson, members Patty Coroalles, Jeff Cooper, Heath Finn, David Litt, Irving Starr, Don Van Atta.

Communications Committee – Adrienne Brent, Chairperson, members Michael Burak, Jeff Cooper, patty Coroalles, Alex Soteras.

Election Committee – Cathy Bertovic, Chairperson, member Lisa Wilder.

Environmental Control Committee – Adrienne Brent, Chairperson, members Heath Finn, Vahid Naziri, Sue Silver.

Government Affairs Committee – Alex Soteras, Chairperson, members Vahid Naziri, Bonnie Sima.

Lake Committee – Eileen Sonheim, Chairperson, members Adrienne Brent, Michael Burak, Heath Finn, Gerry Kirshbaum, Dan Scully, Sue Silver, Joe Suriano, Don Van Atta.

Landscape Committee – Henry Cespedes, Chairperson, members Gerry Krishbaum, Patty Coroalles, Joe Suriano, Don Van Atta.

SELECTION OF COMMITTEES AND CHAIRPERSONS (cont'd)

Membership Committee – Eileen Sonheim, Chairperson, members Michael Burak, Jeff Cooper, Gerry Kirshbaum, Sue Silver.

Security Committee – Facilities Use Committee – Joe Suriano, Chairperson, members Cathy Bertovic, Adrienne Brent, David Litt, Dan Scully, Bonnie Sima.

Social/Community Relations Committee – Patty Coroalles, Chairperson, members Heath Finn, Bonnie Sima, Lisa Wilder.

TREASURER'S REPORT – David Litt

Approval of the March 31, 2011 financial statement will be tabled until further review and clarification from Management and Poindexter and Company (CPA). The Board is currently working on opening a Money market at City National at a 1.1% interest rate and insured for \$250,000.00. The insured amount may be \$500,000.00, and management will confirm.

DELINQUENCIES

Bad Debt will be eliminated from the financial statement.

It was recommended that it should be mandatory that the delinquencies should be paid by the association where they are due. Gerry Kirshbaum suggested that Joe Suriano meet with the other HOA's and make this recommendation and present the results/comments at the June meeting.

Reserve Study – The Reserve Study is due to be done in 2012. Management will obtain proposals to present at the June meeting.

MANAGER'S REPORT

The Board reviewed the Manager's Report as submitted.

PRIOR BUSINESS

Parkway Calabasas Fountain - The Board discussed the repair/removal of the fountain. Irving Starr stated that it is only there for Calabasas Park Homeowners Association and CPHA should be responsible for the maintenance. Patty Coroalles stated that it was put in by the developer and does not work and has been an eyesore from day one. Jeff Cooper stated we should be required to maintain the wall and the fountain as it has always been considered to be CPHA property. Cathy Bertovic stated that this was discussed about 6-8 months ago

Parkway Calabasas Fountain (cont'd)

and recommendations were made to obtain two bids to have the fountain removed and this was approved. The 2009 Reserve Study points out that the CPHA is holding funds of \$8,000.00 - \$12,000.00 to maintain the fountain. One of the bids was \$7,000.00 to tear out the fountain and concrete the area. There would be additional costs to remove the mechanical parts. Irving Starr motioned to paint the wall and remove the fountain at a cost not to exceed \$10,000.00, seconded by Jeff Cooper. Irving amended the motion to paint the wall and study the cost of the removal of the fountain and to contact the Westridge Board to determine if they are willing to share in the cost and to bring back for discussion, seconded by Jeff Cooper. Vote of the members 8 yes, 9 no. Motion did not pass

Gerry Kirshbaum motioned to amend the previous motion to share the cost of only painting the wall with Westridge not to exceed \$4,000.00, seconded by Irving Starr. Vote of the members 9 yes, 6 against, and the motion passed.

Park Hacienda Walls – Henry Cespedes motioned to obtain a survey to determine the ownership of the walls at a cost not to exceed \$2,000.00, seconded by Dan Scully. Discussion and vote of members 8 yes, 7 no and 2 abstained. Motion passed.

NEW BUSINESS

Security Lake Coverage – Sam Shaw – Andrews International

Andrews International had agreed to install deggy's and they have not yet been installed. Joe Suriano stated that they were not installed because one of the members was opposed to the installation. Sam Shaw of Andrews International stated that the company is now implementing a system throughout the City and a map of the locations where the system is installed will be provided to the CPHA Board. It was requested that a Security Committee Meeting is to be held within the next 30 days.

Joe Suriano confirmed that he receives e-mail reports every morning from the 11:00 p.m. – 6:00 a.m. shift of the activities at the Lake. Sam Shaw proposed a patrol person at the lake at all times to provide more secure coverage. Personnel will check all visitors to the Lake to confirm if they are area homeowners and if they are fishing will confirm that they have the proper license. Sam Shaw stated that they would be willing to add whatever is needed to assure that the community is safe and secure.

The Regular Session meeting adjourned to Executive Session at 8:05 p.m. and reconvened at 8:25 p.m.

Update on School Funds Use – Dan Scully discussed the approach that is being taken. There is currently \$4 Million in the fund and confirmation is needed to know how many projects the City can do with this amount. He recommends that we send a letter to the City to give input from CPHA. The committee has come up with points of interest and will put together a draft letter to be presented to the Board at the June meeting. Barry Hammond stated that the City is taking the position that the funds have to be spent on City property. Patty Coroaalles stated that the votes must be sealed to prevent favoritism

Mutt Mitt Dispensers – Adrienne Brent recommended that ten (10) Mutt Mitt stations be installed at the Lake. The Board can check with Venco to confirm if they would be willing to empty the stations. David Litt opposed the installation as it promotes owners to bring their dogs to the lake. Adrienne motioned to purchase and install five (5) Mutt Mitt stations at the lake at a cost not to exceed \$2,500.00 and to work with the Lake Committee to determine where they should be placed seconded by Sue Silver – vote 10 yes, 5 no. Passed.

Update on Oak Park Bridge Plan – A meeting was held at the bridge site and plans/renderings were provided. The Lake Committee recommends keeping with a more rustic appearance. Lighting issues are being addressed and a final design will be drawn up by a professional, licensed architect, design engineer or structural engineer. The committee will make sure that all requirements are met as requested by the CPHA and the completed plans will be presented to the Board for their review and approval. The long-term maintenance would be the responsibility of LMD22.

Wireless Microphones for Meetings – Adrienne Brent motioned to expense \$250.00 for microphones for Board meetings and other functions of the CPHA, amended by Richard Sherman to \$600.00, seconded by Cathy Bertovic and passed unanimously.

Fourth of July Run – Barry Hammond asked for volunteers for the July 4th Lakeside Run Event, which is co-sponsored by CPHA and the City of Calabasas.

Board Workshop – Gerry Kirshbaum proposed conducting a Board workshop on June 25, 2011. Items to be included in the workshop are roles and responsibilities of Board members, discussion of new HOA laws, effective committees and goal setting for 2012. Management will forward an e-mail to all Board members to confirm availability.

Business Benefits Program and Rules and Regulations for Fishing – These items until the June meeting.

THE NEXT SCHEDULED MEETINGS ARE SET FOR TUESDAY JUNE 14, 2011 AND TUESDAY JULY 12, 2011.

The Regular Session meeting adjourned at 8:55 p.m.

Respectfully submitted,

Linda Bunnell
Recording Secretary

Approved by:

Barry Hammond, President **Date**
Calabasas Park Homeowners Association

Approved by:

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

Approved by:

Linda Bunnell, Recording Secretary **Date**