

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

June 9, 2009

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held June 9, 2009, in Calabasas, California. President Robert Pope noted a Quorum was present and called the meeting to order at 7:00 p.m.

**Board Members Present**

Robert Pope, President; Helene Regen, Vice President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Sue Silver, Henry Cespedes, Barry Hammond, Harold Arkoff, Joe Suriano, Gerry Kirshbaum, Vahid Naziri, Don Van Atta, Irving Starr, and Martin Glatt. Also present was Ida Worth of Ross Morgan and Company (RMC).

**Board Members Absent**

Dan Scully, Minette Sellung, Eileen Sonheim, Alex Soteras; Lisa Wilder, and Cathy Bertovic.

**Guest Speaker**

The Lake Lighting Committee selected Willdan Company as the project management company to serve as the liaison between the Board and the contractor for the lake lighting project. **Sal DeAngeles** is the manager assigned to the CPHA project and he addressed the Board on the status of the project. Proposals were received and reviewed. Three contractors were interviewed and the Board will be making a decision on the contractor.

**Public Comments**

There were no Public Comments.

**Approval of Minutes**

Helene Regen moved and Joe Suriano seconded to approve the minutes of the May 12, 2009 Meeting as corrected; the motion carried in the following vote: Harold Arkoff – yes, Cathy Bertovic – not present, Henry Cespedes – yes, Jeff Cooper – abstain, Martin Glatt –

abstain, Barry Hammond – not present, Gerry Kirshbaum – yes, David Litt – yes, Vahid Naziri – abstain, Robert Pope – yes, Helene Regen – yes, Dan Scully – not present, Minette Sellung – not present, Sue Silver – yes, Eileen Sonheim – not present, Alex Soteras – not present, Irving Starr – abstain, Joe Suriano – yes, Don Van Atta – yes, and Lisa Wilder – not present.

### **Treasurer's Report**

The Board reviewed the financial statement for the period ending May 31, 2009. It was agreed to table the approval of the financial report until next month as they had just been received. A Committee meeting will be scheduled to review some items on the report with RMC. Excess funds in the operating account will be moved to the investment account. The Budget and Finance Committee met to discuss investments. The Committee agreed to move all investment accounts from AFA to Schwab. As CDs mature, they will be moved to Schwab and the AFA account should be closed out in about three months. The Committee also recommends closing the sweep account at City National, and the Board agreed to the recommendation. David Litt moved and Helene Regen seconded to have the Executive Directors sign signature cards to open an investment account at Schwab and to approve the recommendation to move the funds at AFA as they mature to the investment account at Schwab; the motion carried in the following vote: Harold Arkoff – yes, Cathy Bertovic – not present, Henry Cespedes – yes, Jeff Cooper – yes, Martin Glatt – yes, Barry Hammond – not present, Gerry Kirshbaum – yes, David Litt – yes, Vahid Naziri – yes, Robert Pope – yes, Helene Regen – yes, Dan Scully – not present, Minette Sellung – not present, Sue Silver – yes, Eileen Sonheim – not present, Alex Soteras – not present, Irving Starr – yes, Joe Suriano – yes, Don Van Atta – yes, and Lisa Wilder – not present. The Treasurer will manage the account with four Board Members listed as signers. The account will be able to be reviewed electronically.

**Reserve Study:** The Committee addressed the issue of the Reserve Study. The Committee recommended doing two studies, each with a different company, and combining them. The recommendation wasn't voted on, instead it was agreed that a Sub-Committee would be formed that David Litt would chair and that would include the ECC. The Sub-Committee would prepare a list of components for the Reserve Study so that a vendor could be decided on. A report will be made at the next Board Meeting.

### **Management Report**

**Lakeside Run:** The Social Committee asked the Board to sign up to volunteer at the Lakeside Run festivities on July 4, 2009.

### **Prior Business**

**The Village at Calabasas:** It was noted that the landscaping is not being maintained at this property. Henry Cespedes will check and discuss with the owner of the property.

## **New Business**

**Vacant Board Position:** Some Members have expressed an interest in serving on the Board. The Board will vote at the next meeting on this matter.

**Committee Chairpersons:** Some Committees have not notified management of the chairperson for the Committees. It was agreed that the prior chair would continue in the position unless management is notified otherwise.

## **Committee Reports**

**By-Laws Committee:** There was no report.

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

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

**Lake Committee:**

**Lake Lighting** – The Committee made a recommendation for the Lake Lighting Contractor. Jeff Cooper moved and Helen Regen seconded to approve the Committee's recommendation to hire Morning Star Electric at a cost of \$583,921 to immediately begin work on the Lake Lighting Project after execution of a contract that is reviewed by CPHA's counsel, and retain Willdan Engineering as project manager at a cost not to exceed \$30,000 to manage the day to day operations on behalf of the Board, and to allocate \$20,000 as a contingency allowance; the motion carried in the following vote: Harold Arkoff – yes, Cathy Bertovic – not present, Henry Cespedes – yes, Jeff Cooper – yes, Martin Glatt – abstain, Barry Hammond – yes, Gerry Kirshbaum – abstain, David Litt – yes, Vahid Naziri – yes, Robert Pope – yes, Helene Regen – yes, Dan Scully – not present, Minette Sellung – not present, Sue Silver – yes, Eileen Sonheim – not present, Alex Soteras – not present, Irving Starr – abstain, Joe Suriano – yes, Don Van Atta – abstain, and Lisa Wilder – not present. It was requested that a cash flow schedule be included with the contract. The Board thanked the Committee for their work on this project.

**Landscaping Committee:** The brush clearance has been started and the Committee is working with the fire department to make sure the Association is in compliance. It was noted that the City has plans for dying grass on Parkway Calabasas which is going to be removed and the area planted. Henry Cespedes will speak to a Homeowner on Park Mirasol and clarify that the Association can only clear up to the Association's property line.

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

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

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

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

**LVUSD Task Force:** It was noted that the funds being held for the school site wouldn't go to CPHA but to the City to be used with CPHA's consultation. CPHA can make suggestions on how the City's portion of the funds should be spent. It was also noted that

