

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

November 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 November 10, 2009, in Calabasas, California. President Robert Pope noted a Quorum was present and called the meeting to order at 7:02 p.m.

**Board Members Present**

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

**Board Members Absent**

Jeff Cooper, Recording Secretary; Joe Suriano, Minette Sellung, Lisa Wilder, and Vahid Naziri.

**Guest Speaker**

**Bobby Amerian** was in attendance to discuss plans for a development on the corner of Calabasas Road and Parkway Calabasas. They would like to build a medical building in this location. He stated that they are in the early stages of planning and expect changes along the way but is requesting CPHA to approve the concept. The Board had no objections with the concept.

**Public Comments**

There were no Public Comments.

## **Approval of Minutes**

Helene Regen moved, Patty Coroalles seconded and the motion carried in a 10-4-0 vote, with David Litt, Harold Arkoff, Gerry Kirshbaum, and Irving Starr opposing, to approve the minutes of the October 13, 2009 Meeting as presented.

## **Treasurer's Report**

Robert Pope moved, Helene Regen seconded but the motion failed to carry to stipulate that the Treasurer's Report needs to be submitted in writing in time to be included in the Board Packet. The Board reviewed the financial statement for the period ending September 30, 2009. RMC provided an explanation for the Miscellaneous Administrative Expenses and they were properly allocated. It was noted that the Schwab Settlement Account has been discontinued on the Financial Statement and the funds transferred as previously agreed by the Board and will appear on the October statement. Ida Worth will get clarification on the bad debt item expense listed. It was noted that not all CDs are at Schwab in order to stay within the FDIC limits. Eileen Sonheim moved, Sue Silver seconded and the motion carried unanimously to approve the Financial Statements for the period ending September 30, 2009.

**Reserve Study:** Helene Regen moved, Patty Coroalles seconded and the motion carried in a 13-1-1 vote with David Litt opposing and Harold Arkoff abstaining, to approve the Reserve Study as drafted with the condition that a study be done on the Lake within the next three months.

## **New Business**

**Board Seat Vacancy:** Peter Berger has submitted his name for consideration to fill the vacant seat on the Board and was in attendance to answer any questions from the Board.

## **Management Report**

**Request to Waive Collection Costs:** Homeowner submitted a written request to have the collection costs waived that were incurred on his account. Dan Scully moved, Patty Coroalles seconded and the motion carried unanimously to deny the request to waive the collection costs.

**Boats on the Lake:** RMC has been working with Glen Kulik regarding the boats on the Lake that do not have a permit and/or are not being maintained, and he is researching and providing advice as to what measures the HOA may take and legal recourse. Notices have been sent to the owners of the boats without permits and Homeowners will be called to a hearing. Mr. Kulik sent his opinion on removing abandoned boats and the procedure that should be followed. Ida Worth and the Lake Committee will review his recommendations.

## **Prior Business**

**The Village at Calabasas:** The Classic Calabasas Board met with the Larry and Scott Dinovitz and reviewed the project. A written report of the meeting was provided to the Board. Barry Hammond moved, Gerry Kirshbaum seconded and the motion carried in a 9-3-1 vote, with Patty Coroalles, Dan Scully, and Henry Cespedes opposing and Cathy Bertovic abstaining, to approve sending a letter to the Dinovitzs thanking them for asking for CPHA's opinion and support even though CPHA endorsed the previous project, there is not support for the current plan for an Assistant Living/Nursing/Retirement facility but will consider future projects. It was also noted that a letter should be sent to the Dinovitzs that the landscaping on the property needs to be maintained.

## **New Business Continued**

**Board Seat Vacancy Continued:** There are three candidates for the vacant seat on the Board. The Board voted by secret ballot and Peter Berger was appointed to the Board of Directors for the remainder of a vacant seat which will end in 2010.

**Evaluation of Committees:** It was noted that no comments were received regarding reorganizing the Committees, therefore, no changes will be made to the Committees.

## **Committee Reports**

**Classic Calabasas Board:** The Members of the Classic Calabasas Board (CCB) feel they should be responsible and have a voice in how the funds for Zone 7 are spent. The CCB is willing to work with the Landscape Committee on issues within Zone 7. Helene Regen provided a transcript of a CCB Member addressing City Council regarding CPHA issues without getting Board approval. The CCB has a concern with emails and calls being ignored. It was agreed that Gerry Kirshbaum would be included on all LMD22 emails pertaining to Zone 7. CCB reiterated that their understanding of the outcome of the Zone 7 discussion at the October Meeting was that the CCB will govern any discussions or decisions pertaining to the spending of Zone 7 LMD22 funds working with the City Landscaping District Manager and the CPHA Landscaping Committee Chairman.

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

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

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

**Lake Committee:** A written report was submitted to the Board. An evaluation will be done as discussed earlier. CPHA will need to work with the City on this evaluation.

**Social Committee:** It was agreed that Patty Coroalles and Barry Hammond would make arrangements for the Holiday Dinner on December 8, 2009.

**Government Affairs:** The Committee is making progress on moving the meetings to City Hall. The cost would be \$65 an hour. This matter will be placed on the January agenda for discussion.

## **Adjournment**

The Meeting adjourned at 9:28 p.m.

## **Next Meeting**

The next Board of Directors Meeting will be Tuesday, January 12, 2009 at 7:00 p.m.

Approved by:

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

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Linda Perret, Recording Secretary

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