

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

October 13, 2009

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held October 13, 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, Barry Hammond, Joe Suriano, Minette Sellung, Gerry Kirshbaum, Dan Scully, Harold Arkoff, Lisa Wilder, Vahid Naziri, Eileen Sonheim, 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

Alex Soteris and Cathy Bertovic.

Public Comments

4709 Park Olivo: Homeowner was in attendance and expressed his interest in serving on the Board.

David Litt addressed the Board as a Homeowner. He requested that the following topics be added to the agenda: Open Board position, Zone 7, and Calabasas Village Project.

Approval of Minutes

Patty Coroalles moved, Helene Regen seconded and the motion carried in a 12-0-2 vote, with Dan Scully and Henry Cespedes abstaining, to approve the minutes of the September 8, 2009 Meeting as corrected.

Treasurer's Report

The Board reviewed the financial statement for the period ending August 31, 2009. RMC is recommending that some funds be transferred out of the Operating Account. David Litt will address this with RMC. The Board discussed the issue of the Baldwin funds being separated from the other funds. The Association's CPA and attorney agreed that the funds don't need to be separated. David Litt moved, Helene Regen seconded and the motion carried in a 17-0-1 vote, with Minette Sellung abstaining, to eliminate the separate Baldwin Funds Account (12200) as the Baldwin entity no longer exists and to transfer the funds into operating. Eileen Sonheim moved, Barry Hammond seconded and the motion carried unanimously to approve the Financial Statements for the period ending August 31, 2009. Ida Worth will get additional information on the Miscellaneous Administrative Expenses.

Management Report

Delinquencies: Helene Regen moved, Patty Coroalles seconded and the motion carried in a 16-0-2 vote, with Jeff Cooper and Lisa Wilder abstaining, to approve the Resolutions to Record a Lien on the following parcels: 2068-029-088; 2069-072-050; 2068-029-016; 2069-099-010; 2068-020-018; 2069-040-075; 2069-075-007; 2069-100-027; 2069-102-022; 2069-098-021; 2069-100-055; 2069-099-008; 2069-076-003; 2069-100-032; 2069-004-058; 2069-003-043; 2069-052-026; 2069-076-012; 2069-067-005; 2069-066-045; and 2069-072-003.

Prior Business

McCoy Creek: Two bids were received to remove the bridge and install fencing. Helene Regen moved, Lisa Wilder seconded and the motion carried unanimously to proceed with the project in an amount not to exceed \$35,000 but to go back to Nationwide Fencing and request additional detail and/or to match comparison bid.

Guest Speaker

Council Member, **James Bozajian** was present and provided information on upcoming events in the City.

New Business

Roles of Committees: It was suggested that some Committees be combined and restructure responsibilities in order to streamline the committee process. It was agreed to table this matter until next month so Board Members can consider the options.

Committee Reports

By-Laws Committee: There was no report.

Environmental Control Committee: Hoarold Arkoff stated that he is having trouble understanding the mission of this Committee and feels it should be part of the Classic Calabasas Board. Larry Dinovitz submitted plans for the Calabasas Village Project but is requesting a meeting with the architect prior to the plans being reviewed. Dan Scully moved, David Litt seconded and the motion carried in a 12-6-0 vote, with Helene Regen, Joe Suriano, Vahid Naziri, Barry Hammond, Jeff Cooper, and Patty Coroaalles opposing, to authorize the Classic Calabasas Board to meet with the Dinovitzes within a week to determine the scope of the Calabasas Village Project and to bring the information to the Board.

Security Committee: There was an incident at the Lake but the Committee feels this is an issue for the police to address. Board Members believe the issue of non-members at the Lake needs to be addressed. The Committee is recommending that boats not being maintained should be removed from the Lake at the owner's cost. RMC has located one company that will remove the boats at a cost of \$400 per boat but doesn't include storage. It was recommended that a final notice be sent to the boat owners involved giving them 30 days to remove the boat or the Association will do so at their cost. RMC will confirm with the Association's attorney that this is allowed. The Committee recommended and the Board approved the request to change the hours of the guards to allow for better patrol coverage. The Board agreed to have a guard on duty on Halloween night.

Social Committee: The Committee spoke with Robert Yalda who stated the City never committed to assisting in the clean up of McCoy Creek. It was noted that the Committee was unable to plan the get-together in October but could plan to do so in November. This is too close to the holidays and the Board agreed to table this matter until the spring. Minette Sellung moved, Helene Regen seconded and the motion carried unanimously to have a Board holiday dinner on December 8, 2009 in lieu of the December meeting.

Lake Committee: The Committee received a list of questions from a Board Member and answered the questions. Lights are scheduled to be shipped on October 23, 2009. It was recommended that three additional light posts be ordered for parts and that the Committee request the vendor include any spare parts that are available.

Landscaping Committee:

Watering - There is an issue with the irrigation for landscape as only 13 of the 29 meters are reclaimed water. The Committee is looking into how to transfer the irrigation lines over to reclaimed. Marine Biochemists will be asked for a report on the impact reclaimed water may have on the Lake. Sue Silver, Helene Regen, Patty Coroaalles, and Henry Cespedes will review this report when received. It was also recommended that the Committee look into pumping ground water. In the first billing with budgeted water, CPHA had an overage fee of \$10,000. The City has agreed to pay this amount but won't pay any future overages.

Zone 7 - Henry Cespedes is working with LMD22 on the landscaping and budget for Zone 7. It was agreed that the Classic Calabasas Board would be invited to participate in any discussion or decision pertaining to the spending of Zone 7 LMD22 funds. The Classic Calabasas Board feels they should govern Zone 7 completely.

