

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

September 8, 2009

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held September 8, 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; Sue Silver, Barry Hammond, Joe Suriano, Minette Sellung, Alex Soteras; Harold Arkoff, Lisa Wilder, Vahid Naziri, Eileen Sonheim, Don Van Atta, Cathy Bertovic, 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; Gerry Kirshbaum, Dan Scully, and Henry Cespedes.

**New Business**

**Eliminate the Roll Call Vote:** Eileen Sonheim moved, and Helene Regen seconded to eliminate the roll call vote for every vote; and the motion carried in the following vote: Harold Arkoff – yes, Cathy Bertovic – yes, Henry Cespedes – not present, Jeff Cooper – not present, Patty Coroalles – yes, Barry Hammond – not present, Gerry Kirshbaum – not present, David Litt – no, Vahid Naziri – not present, Robert Pope – yes, Helene Regen – yes, Dan Scully – not present, Minette Sellung – yes, Sue Silver – no, Eileen Sonheim – yes, Alex Soteras – yes, Irving Starr – no, Joe Suriano – yes, Don Van Atta – yes, and Lisa Wilder – not present.

**Public Comments**

**4614 Park Mirasol:** Homeowner was in attendance to discuss the issue with his drainage pipe that was damaged by Common Area tree roots. Homeowner is requesting that the Association fix the problem. The Landscape Committee has inspected the area

and has two proposals to fix the problem. It would cost \$976 to clear the roots on a one time basis or \$2226 to route the drainage around the tree. The Committee asked the Homeowner if he would be willing to contribute half of the cost to make the repair but the Homeowner declined.

**Village at Calabasas:** The Dinovitzs were in attendance to discuss the changes to the Village at Calabasas project. With the current economic situation they don't feel the proposed plan is feasible and would like to change the project to assisted-living apartments. They will present the formal plans at a later date but wanted to keep the Board informed of the changes.

**David Litt** addressed the Board as a Homeowner. He stated his feelings that important issues were not given enough discussion time at the July meeting, especially the situation with Zone 7. He is recommending that this topic be added to the agenda. He is concerned that the Committees are not holding meetings and there is a lack of transparency. He also would like the issue of the open position on the Board to be added to the agenda.

### **Approval of Minutes**

David Litt moved, Helene Regen seconded and the motion carried in a 13-1-2 vote, with Irving Starr opposing and Lisa Wilder and Minette Sellung abstaining, to approve the minutes of the July 14, 2009 Meeting as corrected.

### **Treasurer's Report**

The Board reviewed the financial statement for the period ending June 30, 2009. It was noted that the second operating account at City National was closed and the funds transferred to the Schwab investment account. It was suggested that the Baldwin Settlement and the Reserve Accounts should be combined, as the partners in the Baldwin Agreement no longer exist. This topic will be added to next month's agenda. It was noted that the delinquencies have gone down by approximately 11%. There is one sub-association which is reflecting a negative income. Ida Worth will get clarification on this matter. It was noted that the security line item is high this month due to billing issues when there was a change in service. Ida Worth will send David Litt the general ledger for Miscellaneous Administrative Expenses and these items will be looked into. There was an issue regarding payment for food for a Committee Meeting. This matter was dealt with at last month's meeting with the Board approving a motion that prior approval is needed before refreshments are purchased if reimbursement is expected. Helene Regen moved, Minette Sellung seconded and the motion carried unanimously to approve the Financial Statements for the period ending June 30, 2009.

The Board reviewed the financial statement for the period ending July 31, 2009. It was noted that reimbursement from a legal settlement was received. CDs that matured in July were not reinvested due to current lighting project. Eileen Sonheim moved, Sue Silver

seconded and the motion carried unanimously to approve the Financial Statements for the period ending July 31, 2009.

**Year-End Audit:** David Litt spoke with Mark Poindexter who prepared the Year-End Audit. It was noted that the Association is taxed on all CD interest income. The interest on T-bills is tax exempt. The income for the year ending March 31, 2009 was up approximately \$150,000 and there were no major expenses or investments. Helene Regen moved, Minette Sellung seconded and the motion carried unanimously to approve the Year-End Audit for the year ending March 31, 2009.

## **Management Report**

Items were addressed on the agenda.

## **Prior Business**

There was no prior business.

## **New Business Continued**

**4614 Park Mirasol:** Henry Cespedes had recommended that the Association pay 50% to re-route the drainage line. Helene Regen moved, Irving Starr seconded but the motion failed to carry in a 3-13-0 vote, with only Helene Regen, Barry Hammond, and Irving Starr voting in favor, to approve an allocation of \$900 to clear the roots from the drain. Patty Coroalles moved, Minette Sellung seconded and the motion carried in a 13-2-1 vote, with Irving Starr and David Litt opposing and Helene Regen abstaining, to allocate \$2226.00 from the LMD fund (if possible) to re-route the drainage line away from the tree roots with a Homeowner signing a release.

**Identification Tags with Photos for Board Members:** The Board Members approved an ID tag with a photo for Joe Suriano, as the Security Chair. Ida Worth will have this taken care of.

**McCoy Creek/Bridge Removal:** Approval was received from Fish and Game to remove the bridge. Bids are being obtained for the removal.

**McCoy Creek Clean-Up:** This matter will be addressed by the Social Committee.

## **Committee Reports**

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

**Environmental Control Committee:** The Committee doesn't feel anyone is overseeing Zone 7 and that the ECC isn't being included in issues that it should be. The ECC was asked to develop a scope of work for the walkways around the Lake but it was stated they were asked to postpone this until the lighting project is completed. The Board would like the Committee to look into this matter and report back. Joe Suriano has done some work on this matter and will turn over his information to Harold Arkoff.

