

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

April 8, 2008

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held April 8, 2008, in Calabasas, California. Dan Scully noted a Quorum was present and called the meeting to order at 7:18 p.m.

Board Members Present

Dan Scully, Robert Pope, David Litt, Jeff Cooper, Alex Soteras, Irving Starr, Lisa Wilder, Shirley Greenberg, Barry Hammond, Sue Silver, Ben Kendall, Gerry Kirschbaum, Minette Sellung, Harold Arkoff, Bill White, Gary Klein, Cathy Bertovic, and Helene Regen. Also present were Ida Worth of Ross Morgan and Company; and Linda Perret, a Recording Secretary.

Board Members Absent

Henry Cespedes, Patty Coroalles, and Brad Marcus.

Acknowledgements and Recognitions

Elections were held on March 25, 2008. New Board Members -- Gerry Kirschbaum, Harold Arkoff, and Sue Silver -- were welcomed to the Board. Returning members to the Board include Cathy Bertovic, Lisa Wilder, Henry Cespedes, Jeff Cooper, Gary Klein, Helene Regen, and Alex Soteras.

The Board thanked outgoing Board Members David Shapiro, Marci Ronka, Steve Sklar, and Sandy Sigal for their service to the Community and presented them with plaques of appreciation.

Robert Pope presented Dan Scully with a gift in appreciation for his service as President of CPHA.

Approval of Minutes

Robert Pope moved, Minette Sellung seconded and the motion carried in a 14-0-4 vote, with Sue Silver, Shirley Greenberg, Gerry Kirschbaum, and Harold Arkoff abstaining, to approve the March 11, 2008 Minutes as corrected.

Treasurer's Report

The Board reviewed the financial reports for the period ending February 29, 2008. T-bills that matured were reinvested in CDs. The fiscal year ended March 31, 2008 and the annual billing went out so income should be increasing. Two disbursements from maturing investments went into the operating account to cover expenses. Further explanation is needed for the year-to-date reserve allocation including \$250,000. This may be explained in the year-end audit, but Ida Worth will look into the matter. The CPA will be asked for clarification on having investments more than \$100,000 in one institution. This matter will be addressed when the CDs mature and if necessary moved to other institutions.

David Litt moved, Irving Starr seconded and the motion carried unanimously to approve the Financial Statements for the period ending February 29, 2008.

Investments: Nine investments were made during the month. Five CDs will be maturing in April. David Litt moved, Minette Sellung seconded and the motion carried in a 17-1-0 vote, with Helene Regen opposing, to authorize the Treasurer to reinvest the funds from the CDs that are maturing into CDs or T-Bills whichever has the better yield.

Election of Officers

President: Bill White requested that he be added as a candidate for the office of president. He agreed to resign as president of Vista Pointe if elected. There was discussion on whether or not the Bylaws stipulate that in order for Mr. White to run if he would have to had handed in his resignation to Vista Pointe. Ben Kendall moved and Robert Pope seconded that a vote be taken allowing Bill White to run for President subject to his resignation as President of Vista Pointe be submitted in the morning if elected. Jeff Cooper moved to amend the motion, Irving Starr seconded and the amendment carried to include that the vote be conducted by secret ballot. The amended motion was voted on and carried in a 12-4-2 vote.

Board Positions: The candidates for each position spoke briefly on their qualifications for office. Secret ballots were distributed to the Board Members and the Board voted on President, Vice President, Secretary, and Treasurer. The Board Positions for the coming year are:

- President – Gary Klein
- Vice President – Dan Scully
- Secretary – Jeff Cooper
- Treasurer – Ben Kendall

Gary Klein took over the running of the meeting at this point.

Classic Calabasas Board

The Board confirmed that the Members of the Classic Calabasas Board for the next year would be: Dan Scully, David Litt, Harold Arkoff, Sue Silver, and Gerry Kirschbaum. The next meeting for the Committee will be in May.

Management Report

Annual Meeting: The Board discussed the Annual Meeting that was held in March 2008. It was recommended that candidates running for the Board be allowed to speak at the meeting. There was concern about how long it took to count the ballots and the close of the election being too early. Gary Klein moved, Minette Sellung seconded and the motion carried in a 17-1-0 vote, with Shirley Greenberg opposing, to have the Bylaws Committee look into changing the rules and procedures for future Board elections.

Prior Business

McCoy Creek: An invoice was received from JSA Engineering. The Board did not approve this expenditure and Henry Cespedes confirmed that no authorization was given. The invoice was approved by Paul Ohwadi and will be forwarded to Oak Park Calabasas Condominiums for payment. It was agreed that Gary Klein and Helene Regen would discuss the pedestrian bridge with Henry Cespedes and the best way to proceed. An e-mail vote will be conducted, if necessary, on this matter following the discussion with Mr. Cespedes.

4403 Park Alisal: Steve Ball has a plan for the hillside and will get a bid from Venco. Ida Worth will notify the Homeowner.

New Business

Committees: The Board discussed the formation of Committees. The Board took a break from 9:08 p.m. to 9:13 p.m. Committee Members and chairs were decided.

Right of Entry: The City is requesting the Board to sign a Right of Entry Agreement allowing the City and/or its vendors to enter onto common area. Ben Kendall moved, Helene Regen seconded and the motion carried unanimously to approve the Right of Entry agreement with the City of Calabasas.

Mobile Car Washing: The City will be enforcing a ban on mobile car washing services because of environmental concerns. If the City finds residents using the service, the resident, vendor and Association will be fined. A letter will be sent to all non-gated residents of CPHA. Security will be asked to report any car washing services that they see on their rounds.

Committee Reports

Lake Committee: There was no report.

Lake Lighting Committee: The Committee was told that Edison maintains Las Villas lighting. The Committee will look into this matter and if Edison should be responsible for the lake lighting. The Committee will report back to the Board. Integrated Lighting received the letter of intent and payment and will be walking the Lake tomorrow. There was a report of additional lights out around the Lake. This will be looked into.

Landscaping: There was no report.

Environmental Control Committee: There was no report.

Security Committee: There was no report.

Capital Improvements: The new contractor, BCS, has agreed to do the project within the proposed budget and the contract has been negotiated and signed by the contractor. It has been forwarded to the Association's attorney for review. It is expected the contract will be approved and work should start shortly. The contract will also be forwarded to the Association's insurance agent. The Budget Committee will review to make sure the funds are available.

Government Affairs: There was no report.

Social Committee: There was no report.

Bylaws Committee: The Committee submitted a recommendation to the Board. This matter will be discussed in Executive Session.

Executive Session

An Executive Session was held on March 11, 2008 in which the Board discussed legal matters and protocol.

Adjournment

The meeting adjourned into Executive Session at 10:06 p.m.

Next Meeting

