

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

January 9, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held January 9, 2007, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:20 p.m.

Board Members Present

Dan Scully, President; Robert Pope, Vice President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Marci Ronka, Henry Cespedes, Gary Klein, Helene Regen, Cathy Bertovic, Minette Sellung, Brad Marcus, Ben Kendall, Lisa Wilder, Shirley Greenberg, and Steve Sklar. Also present were Ida Worth of Ross Morgan and Company (RMC) and Linda Perret, a Recording Secretary.

Board Members Absent

David Shapiro, Sandy Sigal, Britt Aaronson, David Cherin, Howard Stern and Deirdre Waitt.

Guest Speaker

**Doug Biasi** from Biasi Electric addressed the Board regarding the lights around the Lake. The Board has two options for the lights: replace the ballasts or replace the entire fixtures. Mr. Biasi recommended that the Board hire a lighting consultant who will determine the best method.

Mayor Pro Tem, **James Bozajian**, informed the Board of current City issues. The State of the City address is scheduled for January 24, 2007. The groundbreaking ceremony for the Civic Center was held. In regards to the Calabasas Inn Project he stated that there was misinformation regarding the banquet facilities. The facilities would be operational only through this year. The Board wanted to know if a traffic study had been done for the Calabasas Inn Project. Mr. Bozajian hasn't seen one. If there is one and it is allowed, he will send a copy to CPHA. It appears the County of Los Angeles will approve a restaurant to be built on the Bernard Property next to the adobe. A General Plan Advisory Board was appointed to review the City Plan and make recommendations. There is a City Council Election on March 6, 2007.

There are four people running and two seats available. In regards to the new school site, Mr. Bozajian stated that the School Board met in a closed session but haven't revealed the content of the meeting. There was a question regarding the City parking lot. This property was never owned by the City but was leased. The rent was raised so high that it was no longer affordable to the City and the lot was fenced off.

**Dana Clarke** from Watson Landscape Illumination addressed the Board regarding the lights at the Lake. He stated that doing anything other than replacing the existing fixtures would be more problematic. He has scheduled his designer to walk the property and develop a plan at no cost. A proposal will be developed and submitted to the Committee.

## Committee Reports

**Facilities Use:** The City has requested permission to use the Lake for the Annual Pops Concert on May 20, 2007. The City will provide insurance with CPHA listed as an additional insured. They will also absorb the cost for additional security for the event. Minette Sellung moved, Marci Ronka seconded and the motion carried, with Helene Regene and Steve Sklar abstaining, to authorize the City to hold the Pops Concert at the Lake on May 20, 2007. Marci Ronka moved, Lisa Wilder seconded and the motion carried, with Steve Sklar and Cathy Bertovic abstaining, to authorize the Facilities Use Committee to develop a fee schedule for use of the Lake for commercial purposes.

## Guest Speakers Continued

**Andrew Gross** from Tom Safron and Associates presented their proposed plans for low-income senior apartments to be built on the property formerly owned by Farmer. Even though the project is not in Calabasas Park, Mr. Gross is hoping to obtain CPHA's approval for the concept of the complex.

## Approval of Minutes

Robert Pope moved, Lisa Wilder seconded and the motion carried, with David Litt, Jeff Cooper, Shirley Greenberg, and Henry Cespedes abstaining, to approve the November 14, 2006 Minutes as presented.

## Treasurer's Report

The Board reviewed the financial reports for the periods ending October 31, 2006 and November 30, 2006. A motion was made last month to roll over the maturing T-Bills. These T-Bills were reinvested except for \$70,000 which was transferred to the operating account. Ben Kendall moved, Cathy Bertovic seconded and the motion carried unanimously to automatically renew the CD that is maturing on January 30, 2007.

Ben Kendall moved, Lisa Wilder seconded and the motion carried unanimously to approve the financial statements for the periods ending October 31, 2006 and November 30, 2006.

Budget: There will be a Budget Committee Meeting on January 29, 2007 at 4 p.m.

## Management Report

**Annual Meeting:** The Annual Meeting will be held in March 2007.

## Prior Business

**McCoy Creek:** The engineer has been in contact with Fish and Game and is working on the application. A response is expected shortly.

**Park Fortuna Slopes:** Charlotte Meyer was in attendance and asked the Board to consider using LMD22 funding to defer some of the legal expenses for the easement. Gary Klein moved, Robert Pope seconded, but the motion failed to carry in a 6-9-0 vote, with Steve Sklar, Marci Ronka, Lisa Wilder, Minette Sellung, Helene Regen, David Litt, Shirley Greenberg, Brad Marcus, and Cathy Bertovic opposing, to reconsider allowing LMD funds to be used to hire a third party attorney to prepare an easement at a cost not to exceed \$5000 which would include a condition that all voluntary members would have to become mandatory members of CPHA with the governing documents being filed over the property and would be governed by the Bylaws, Articles of Incorporation and CC&Rs.

**Entryway Project:** A meeting was held to address the issue of insurance. It was agreed that New Millennium would step aside as Project Manager to avoid the insurance issue and CPHA would work directly with Valley Crest. Valley Crest needs to get approval from their corporate offices to contract directly with CPHA. With New Millennium no longer contributing to the project, the estimate for the project will be increasing. The Committee is expecting to have a contract and a revised proposal from Valley Crest by next week. It was noted that the plans were approved by the Planning Department.

**Bylaws:** The new Bylaws call for the Calabasas Park Board to meet every other month. The five person board consisting of David Litt, Dan Scully, Britt Aaronson, Steve Sklar and Sandy Sigal will hold its first meeting/organizational meeting following this meeting.

## New Business

**Greenbelt – 4698 Park Mirasol:** David Litt moved, Henry Cespedes seconded and the motion carried, in a 13-2-0 vote, with Helene Regen and Shirley Greenberg opposing, to get bids to install a meandering concrete walkway from the corner of Park Mirasol and Park Sienna.

**City Council Election/Candidate Forum:** There are two City Council seats up for election and four people running. Two candidates have contacted RMC. David Litt moved, Brad

Marcus seconded and the motion carried to have CPHA hold a City Council Candidate Forum on February 15, 2007. The location will be the Hilton, if available, and a moderator will be determined at a later date.

**Annual Meeting:** The Annual Meeting is scheduled for March 27, 2007. There are eleven open positions. Candidate Nomination Forms will be sent out. The election will be held by secret ballot.

## Committee Reports Continued

**Lake:** The Committee will look at the proposal from Watson Landscape Illumination when received and will report back to the Board.

**Landscaping:** The water bills have been higher than anticipated. Calabasas Park's LMD22 allocation will be coming up short this year. Henry Cespedes moved, Robert Pope seconded and the motion carried unanimously to authorize LMD22 to send out a ballot asking for a 6% increase in LMD fees for the Park in order to keep up the maintenance of the Park. In regards to the median on Calabasas Parkway, there was a miscommunication with the contractor and the cement has been removed and stamped concrete will be added.

**ECC:** There was no report.

**Security:** There have been some issues with security and the Lake not being patrolled as contracted. The issues have been addressed and the situation will continue to be monitored.

**Government Affairs:** The Board discussed the presentation that was made earlier this evening for low-income senior housing. Marci Ronka moved, Steve Sklar seconded and the motion carried, with Cathy Bertovic opposing, Brad Marcus abstaining, and Gary Klein recusing himself, to approve the project for low income senior housing in concept as presented subject to further submissions of more detailed renderings and drawings to the Board and subject to City review and approval.

## Executive Session

An Executive Session was held on November 14, 2006 in which the Board discussed legal matters.

## Adjournment

David Litt moved, Steve Sklar seconded and the motion carried unanimously to adjourn the Meeting into Executive Session at 9:56 p.m.

