

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

July 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 July 8, 2008, in Calabasas, California. President Gary Klein noted a Quorum was present and called the meeting to order at 7:18 p.m.

Board Members Present

Gary Klein, President; Dan Scully, Vice President; Ben Kendall, Treasurer; Jeff Cooper, Recording Secretary; Henry Cespedes Robert Pope, David Litt, Lisa Wilder, Bill White, Barry Hammond, Sue Silver, Brad Marcus, Alex Soteras, Gerry Kirshbaum, Patty Coroalles, Harold Arkoff, Cathy Bertovic, and Helene Regen. Also present were Ida Worth of Ross Morgan and Company; and Linda Perret, a Recording Secretary.

Board Members Absent

Irving Starr, Shirley Greenberg, and Minette Sellung.

Guest Speaker

Mayor, **Mary Sue Maurer** was in attendance to address the Board about upcoming events including the Gala for the opening of the Civic Center.

Approval of Minutes

Gary Klein agreed to remove from the June 10, 2008 minutes a statement he made for the record.

Helene Regen moved, Lisa Wilder seconded and the motion carried in a 14-0-4 vote, with Bill White, Helene Regen, Brad Marcus, and Henry Cespedes abstaining, to approve the June 10, 2008 Minutes as amended.

Guest Speaker Continued

Bernie Bauer from Integrated Lighting made a presentation to the Board regarding the Lake Lighting, the options available and projected costs. Helene Regen moved, Bill White seconded and the motion carried unanimously to give Bernie Bauer ten additional minutes in order to complete his presentation. Following Mr. Bauer's presentation, Helene Regen moved, Ben Kendall seconded and the motion carried unanimously to accept the recommendation from the Lake Lighting Committee to approve the construction document and bidding phase for the replacement of the Calabasas Lake lights, excluding the Las Villas lights as determined by the site map utilized by Integrated Lighting; the Board will determine the source of funding for this project, with an estimated cost of approximately \$575,000 as determined by Integrated Lighting; Integrated Lighting will be engaged to assist with the bidding, construction documents, and project oversight as originally quoted in their original proposal dated January 24, 2008 with anticipated cost for phase two of \$27,800 plus \$1675 in reimbursable expenses; and in the event the final lowest bone fide bid exceeds \$600,000 the Board may reconsider the original motion.

Treasurer's Report

The Board reviewed the financial reports for the period ending May 31, 2008. The bank statements reconcile. Six month CDs were purchased as reflected in the May minutes.

Year End Audit: A draft of the Year-End Audit was received. The Finance Committee will meet to review. An approval of the audit was tabled until the Finance Committee has a chance to review and make their recommendations.

Helene Regen moved, Bill White seconded and the motion carried unanimously to approve the Financial Statements for the period ending May 31, 2008.

Management Report

Calabasas Country Club: In response to CPHA's letter The Country Club stated that they are looking at options for their fence and will keep CPHA informed.

Lake Use: Temple Aliyah has requested permission to use the lake for a ceremony on October 5, 2008. Robert Pope moved, Lisa Wilder seconded and the motion carried unanimously to approve the request from Temple Aliyah with the same requirements as in the past.

Insurance: The reimbursement for the insurance has been received from the City of Calabasas.

LVFHOA: A letter was received from the LVFHOA. They are planning on making some changes and would like CPHA to join the organization again. The Board will consider after the election in March.

Gala: A ticket has been purchased for each Board Member to attend the Gala for the Civic Center.

Check Signers: Helene Regen moved, Bill White seconded and the motion carried unanimously to approve Gary Klein, Dan Scully, Jeff Cooper and Ben Kendall as check signers on the investment account.

Dog Issue: A letter was received regarding a threatening dog. The Board agreed that this is a matter for the Classic Calabasas Park Board to address.

Prior Business

McCoy Creek: Department of Fish and Game has been contacted regarding McCoy Creek and will be responding to the Civil Engineer. A letter was received from Oak Park's attorney requesting that the Board reconsider their decision to remove the bridge. Helene Regen stated that she tried to arrange a meeting with the Oak Park Board but Oak Park refused. Dan Scully moved, Henry Cespedes seconded and the motion carried unanimously to respond to the letter from Oak Park Calabasas with a letter stating that only Oak Park Residents who are Voluntary Members of Calabasas Park HOA are permitted to use and enjoy CPHA property including the Lake; non-members are welcome to join CPHA; and at this time CPHA does not wish to continue with further communication regarding the creek.

4403 Park Alisal: A bid for repairs was received. A second bid is anticipated. Henry Cespedes moved, Helene Regen seconded and the motion carried unanimously to approve an expenditure not to exceed \$15,000 to make the hillside repair at 4403 Park Alisal contingent upon a second bid being received.

New Business

Adoption of Rules for Car Washing: Gerry Kirshbaum moved, Bill White seconded and the motion carried unanimously to adopt the proposed rule pertaining to mobile car washing as distributed, with regarding reimbursement to the HOA if fines are imposed to the homeowner.

Role of President: There was discussion regarding whether there is a policy that the President serves on all committees. Jeff Cooper moved, Bill White seconded and the motion carried unanimously that the Board appreciates and approves the involvement of the President in all committees.

Phone Calls to Legal Counsel: Jeff Cooper moved, Robert Pope seconded and the motion carried unanimously to ratify the policy that the President, Vice President, Secretary and management have the discretion to contact legal counsel regarding matters on behalf of CPHA. The topic of obtaining different legal counsel will be put on a future agenda.

Encroachment: 23250 Park Ensenada has built a trash enclosure on CPHA's property. Dan Scully moved, Bill White seconded and the motion carried unanimously to remove the trash enclosure that is located on CPHA's property with notification being sent to the Homeowner that the structure will be removed.

The Oaks Construction Traffic: It was brought to the Board's attention that construction traffic waiting to get into The Oaks in the morning is obstructing traffic on Parkway Calabasas. Jeff Cooper moved, David Litt seconded and the motion carried,

with Robert Pope opposing and Helene Regen abstaining, to notify the Sheriff's Department, with a copy being sent to the City, of the traffic congestion on Parkway Calabasas in the morning due to construction vehicles waiting to gain access to The Oaks.

4392 Park Vicente: Architectural plans were submitted, but the Classic Calabasas Park Board doesn't feel qualified to review the extensive project and would like to have a professional architect review the plans. It was agreed that Gary Klein would review the plans and would forward his comments to the Classic Calabasas Park Board.

Committee Reports

Lake Committee: There was no report.

Lake Lighting Committee: This matter was discussed previously.

Landscaping: There was no report.

Security Committee: The Committee is obtaining proposals from other security companies.

Environmental Control Committee: Patty Coroalles and Barry Hammond will serve on this Committee.

Capital Improvements: Structural plans have been completed and submitted to the City. Contractor is proceeding with obtaining subcontractors.

Government Affairs: The City meeting regarding the traffic study for the Calabasas Inn project was moved to August 14, 2008. Dan Scully will be the spokesperson for CPHA at this meeting. Beginning in August 2008, the City Council Meetings will be held on the second and fourth Wednesdays of the month.

Social Committee: The Committee thanked all the 4th of July volunteers. Thank you letters will be sent to the Dan Hunke and the City. Volunteers are needed for the August 9, 2008 swim meet.

Bylaws Committee: A meeting was held on July 1, 2008 and there continues to be issues with the Bylaws Committee and the ECC. Gary Klein moved, David Litt seconded but the motion failed to carry, with only Gary Klein, David Litt, Harold Arkoff, and Gerry Kirshbaum voting in favor, to allow Mr. Jacoby to contact an attorney with the approval of the Board in an amount not to exceed \$500 for an outside review. Should the Bylaws Committee choose not to hire an independent attorney at this amount then they must produce the document to the Board within 60 days.

Dan Scully moved, David Litt seconded and the motion carried unanimously to extend the meeting by ten minutes.

Executive Session

An Executive Session was held on June 10, 2008 in which the Board discussed legal matters and Board procedure.

Adjournment

