

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

March 13, 2007

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held March 13, 2007, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:35 p.m.

Board Members Present

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

Board Members Absent

Jeff Cooper, Recording Secretary; David Shapiro, Britt Aaronson, Sandy Sigal, Brad Marcus, Helene Regen, Lisa Wilder, Howard Stern and Deirdre Waitt.

Approval of Minutes

Robert Pope moved, Cathy Bertovic seconded and the motion carried, with Gary Klein abstaining, to approve the February 13, 2007 Minutes as presented.

Management Report

**Audit:** Ben Kendall moved, Steve Sklar seconded and the motion carried unanimously to approve the audit proposal by Poindexter and Company.

**Las Virgenes Homeowners Federation:** Marci Ronka moved, Ben Kendall seconded and the motion carried unanimously for CPHA to renew its membership in the Las Virgenes Homeowners Federation.

**Calabasas Chamber of Commerce:** Robert Pope moved, Cathy Bertovic seconded and the motion carried unanimously for CPHA to renew its membership in the Calabasas Chamber of Commerce.

**Bay Laurel Carnival:** Bay Laurel Elementary School is requesting permission to place banners for its annual carnival on CPHA property. Ben Kendall moved, Gary Klein seconded and the motion carried unanimously to approve the request from Bay Laurel Elementary PFA to allow banners to be placed with the same conditions that applied in past years and subject to the approval by the City.

**Oak Creek Estates Membership:** A letter was sent to Oak Creek Estates and the Board is waiting for a response.

## Prior Business

**McCoy Creek:** A proposal was received for a biological survey of the creek. Ben Kendall moved, Steve Sklar seconded and the motion carried, with Gary Klein abstaining, to approve the proposal from Envicom Corporation in the amount of \$6200 to do a biological survey of McCoy Creek.

**Lake Lighting:** Watson Lighting has found lights that can be retrofitted to the existing poles. There may be a problem with the underground portion of the lights, which LMD is responsible for maintaining. Watson Lighting will have a proposal for the Committee to review by next week, and a Committee meeting will be scheduled. Watson Lighting will also be providing the names of companies that can do the underground work. In the mean time, Security will be reporting lights that are out.

**Calabasas Inn:** Plans were submitted to CPHA. An architect has been retained and has done some preliminary work. He is scheduled to visit the property and will give an additional report. A meeting is scheduled next week. Gary Klein moved and Robert Pope seconded to authorize Gary Klein to speak with Glen Kulik with Ida Worth to discuss the provisions of the Bylaws pertaining to the ECC approving the Calabasas Inn Project by a minimal number of Board Members or if due to the uniqueness of the project it should be brought to the entire Board. Steve Sklar amended the above motion and Ben Kendall seconded to have Mr. Klein put his questions in writing and have Mr. Kulik respond in writing. The amended motion carried, with Cathy Bertovic opposing.

## New Business

**Annual Meeting:** The Annual Meeting is on March 27, 2007. A quorum of 674 ballots is needed. The Board discussed guests who will be invited to speak.

**Waste Management:** A meeting at the City is scheduled on March 19, 2007 at 10:00 a.m. to discuss the issue of increased rates in trash service in the City. The City is requesting that a representative from each Homeowners Association be in attendance.

**Bay Laurel Carnival:** It was suggested that CPHA have a table at the Bay Laurel Carnival. Minnette Sellung will arrange this through the Social Committee.

## Committee Reports

**Landscape Committee:** The median on Parkway Calabasas has been completed. The City may consider extending it down. RMC will send a letter of support to the City.

**24640 Park Miramar** – LVMWD has repaired the broken irrigation line. RMC and the Committee will follow up on getting a report from the District as this issue may be from a neighboring property overwatering.

**4403 Park Alisal** – Henry Cespedes moved, Minette Sellung seconded and the motion carried unanimously to authorize the Committee to hire a geologist to do a survey at 4403 Park Alisal.

**Park Fortuna** – Henry Cespedes will get estimates to reinstate the irrigation along Park Fortuna. Gary Klein moved, Marci Ronka seconded and the motion carried unanimously to get a final estimate to reinstate the irrigation pipes that were removed along the slopes of Park Fortuna; send notice to the individual Homeowners of the twelve affected homes; and to proceed at a cost not to exceed \$2000.

**Security Committee:** The Security Company has been put on notice regarding their performance and will be monitored.

**Government Affairs Committee:** There was no report

**Social Committee:** The Committee will be catering the Annual Meeting and will work on having a booth at the Bay Laurel Carnival.

**Calabasas Inn Project:** This matter was discussed previously.

## Treasurer's Report

The Board reviewed the financial reports for the periods ending January 31, 2007. There are five CDs that are maturing. Cathy Bertovic moved, Gary Klein seconded and the motion carried unanimously to authorize the Budget Committee to buy or reinvest four of the maturing CDs into US Treasury bills or CDs and to transfer approximately \$20,000 from one maturing CD to the operating account and reinvest the balance in Treasury Bills or a CD. Dan Scully moved, Steve Sklar seconded and the motion carried unanimously to approve the financial statements for the period ending January 31, 2007.

## Adjournment

The Meeting adjourned at 9:13 p.m.

