

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

March 11, 2008

Call to Order

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held March 11, 2008, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:18 p.m.

Board Members Present

Dan Scully, President; Robert Pope, Vice President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Alex Soteras, Sandy Sigal, Henry Cespedes, Irving Starr, Lisa Wilder, Steve Sklar, Barry Hammond, Brad Marcus, Minette Sellung, 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

Shirley Greenberg, Patty Coroalles, and David Shapiro.

Public Comments

A Homeowner was in attendance regarding election flyers that were placed in his mailbox and the validity of the content.

Another Homeowner who was present stated that he was responsible for the distribution of the flyers. He is running for the Board and wanted the Board to address the response letter that was mailed and the manner in which it was sent. Homeowner felt that all candidates should have been able to get labels from RMC. Homeowner also stated that he is on the Bylaws Committee and would like the Board to evaluate the change to the Bylaws the Committee is recommending. Homeowner would also like to know how the Board intends to fulfill the vacancy on the Board due to a recent resignation.

Agenda

Helene Regen moved, Bill White seconded and the motion in a 12-4-0 vote, with Robert Pope, Brad Marcus, David Litt and Irving Starr opposing, to add to the Agenda as an emergency topic the issue of the election letters and responses.

New Business

Election Letters and Responses: Glen Kulik, the Association's attorney, drafted a response to the Homeowner who delivered letters regarding membership and the Bylaws. Mr. Kulik's draft letters were read. Helene Regen moved, Steve Sklar seconded and the motion carried in a 14-2-1 vote, with David Litt and Irving Starr opposing and Jeff Cooper abstaining, to send the letters as drafted by the attorney to Mr. Jacoby and to all Homeowners. The letters should be sent from Mr. Kulik.

Guest Speaker

Mayor, **James Bozajian** was in attendance and updated the Board on upcoming events. He stated that he enjoyed working with the Board during his tenure as Mayor and will come to future Board meetings if needed. The Board thanked Mr. Bozajian for his commitment and appreciated his hard work for the City and CPHA.

Approval of Minutes

Helene Regen moved, Robert Pope seconded and the motion carried in a 15-0-2 vote, with Bill White and Sandy Sigal abstaining, to approve the February 12, 2008 Minutes as presented.

Treasurer's Report

The Board reviewed the financial reports for the period ending January 31, 2008. The delinquent accounts are being monitored. The annual billing will be going out in March. Expenses were typical and recurring and the financial statements appear in order. Cathy Bertovic moved, Minette Sellung seconded and the motion carried in a 16-1-0 vote, with Gary Klein opposing, to approve the Financial Statements for the period ending January 31, 2008.

Investments: A T-Bill matured and \$60,000 was transferred to operating. \$815,000 was invested in eight CDs. One CD will be maturing prior to the next meeting. David Litt moved, Bill White seconded and the motion carried in a 15-2-0 vote, with Gary Klein and Helene Regen opposing, to authorize the Treasurer to reinvest the funds from the CD that is maturing in the best investment option as determined by the Treasurer.

Management Report

Bay Laurel Carnival: Bay Laurel School submitted a request for a donation for their carnival and permission to place banners on CPHA property. Lisa Wilder moved, Minette Sellung seconded and the motion carried unanimously to authorize Bay Laurel to place banners for their carnival on CPHA property in three locations as has been done in the past.

Annual Meeting: 87 ballots are still needed for the Annual Meeting on March 25, 2008. Ida Worth will monitor the number of ballots that are returned and will email the Board to determine if an additional mailing is needed.

Prior Business

McCoy Creek: A meeting was held with representatives from Oak Park. The committee members felt that the minutes from this meeting which were submitted to the Board don't accurately reflect what happened at the meeting. It was reported that Oak Park couldn't force nor mandate that their homeowners become members but are willing to encourage membership in CPHA. A representative from Oak Park was present and stated that if the issue is money he can go back to Oak Park regarding payment. He is requesting a consensus of the Board on whether or not they wish to proceed with the bridge. Henry Cespedes has the sketches of the proposed bridge and the Committee will meet to review. Mr. Cespedes is contacting the City regarding this matter and LMD22 has asked that they be included in the discussion. The Sub-Committee is continuing to address this matter and will meet with Oak Park and their Board.

4603 Park Mirasol: Henry Cespedes is working with the Homeowners regarding the landscaping on the area adjacent to their property.

New Business

Board Vacancy: Marci Ronka submitted her written resignation from the Board. Helene Regen moved, Lisa Wilder seconded and the motion carried, with Irving Starr, David Litt and Bill White opposing, to appoint Ben Kendall to the Board to fulfill the term vacated by Marci Ronka. Ben Kendall accepted the position.

City Hall Sponsorship: Gary Klein moved, Helene Regen seconded and the motion carried, with Robert Pope, Bill White, David Litt, Irving Starr, and Ben Kendall opposing, and Helen Regen abstaining, to have CPHA purchase a minimum of two tickets at a cost of \$250 each for the Corporate Sponsorship Event at the new City Hall.

Bay Laurel Carnival: Minette Sellung moved, Lisa Wilder seconded and the motion carried unanimously to approve a donation in the amount of \$250 for the Bay Laurel School Carnival.

Committee Reports

Lake Committee: There was no report.

Lake Lighting Committee: Integrated Lighting of Thousand Oaks is willing to start the project provided they receive a letter of intent from the Association while the contract is

being finalized. If they receive the letter this week they are willing to start within a week.

Landscaping: A Homeowner requested brush clearance on common area behind his home. This area is not part of the weed abatement area and the Committee will address with the Homeowner. A Homeowner requested that flowers be planted on the cul-de-sac on Park Cordero. This will be discussed with LMD22 as it would be an additional expense.

Environmental Control Committee: There was no report.

Security Committee: The extended Lake patrol hours have started.

Capital Improvements: The general contractor has dropped out of the project and other contractors have been interviewed. BCE has agreed to do the project within the proposed budget. They will attend the Committee Meeting scheduled for March 19, 2008 at 4:00 p.m. The insurance requirements will be the same for this contractor. The contract has been forwarded to Glen Kulik.

Government Affairs: There was no report.

Social Committee: The Wine Tasting Event was successful.

Bylaws Committee: The Committee is recommending that section 9.8 be removed. Proposed changes need to be brought to the ECC for review, as this was the process that was agreed to. The Committee is requesting that the protocol be changed. This matter will be discussed in Executive Session as the protocol was outlined in a legal settlement.

Executive Session

An Executive Session was held on February 12, 2008 in which the Board discussed legal matters.

Adjournment

The meeting adjourned into Executive Session at 9:14 p.m.

Next Meeting

