

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

May 13, 2008

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held May 13, 2008, in Calabasas, California. President Gary Klein noted a Quorum was present and called the meeting to order at 7:24 p.m.

**Board Members Present**

Gary Klein, President; Dan Scully, Vice President; Jeff Cooper, Recording Secretary; Robert Pope, David Litt, Alex Soteras, Irving Starr, Lisa Wilder, Shirley Greenberg, Barry Hammond, Sue Silver, Gerry Kirshbaum, Patty Coroalles, Minette Sellung, 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**

Ben Kendall, Treasurer; Henry Cespedes, Bill White, and Brad Marcus.

**Public Comments**

There were no public comments.

**Approval of Minutes**

Sue Silver moved, Minette Sellung seconded and the motion carried unanimously to approve the April 8, 2008 Minutes as corrected.

**Treasurer's Report**

The Board reviewed the financial reports for the period ending March 31, 2008. The operating account was low but the annual billing has been sent out. The accountant is in the process of preparing the Year-End reports. There are no investments that are maturing prior to the next meeting. Helene Regen moved, David Litt seconded and the motion carried unanimously to approve the Financial Statements for the period ending March 31, 2008.

## **Management Report**

**Oak Tree on Park Ensenada:** There is a common area oak tree on Park Ensenada that is leaning against a fence on private property. Henry Cespedes met with the owner and Ida Worth spoke with Steve Ball. The oak tree may need to be removed. Robert Pope moved, Sue Silver seconded and the motion carried unanimously to approve CPHA obtaining a permit for oak tree removal if needed.

## **Prior Business**

**McCoy Creek:** The Lake Committee walked the area and is recommending that the wooden bridge be removed, and that something be done with the plywood to make it look nicer for the 4<sup>th</sup> of July. Helene Regen offered to attend an Oak Park Board Meeting, but Oak Park didn't accept the offer. The Committee is also recommending that the Social Committee plan a creek clean-up event. Helene Regen moved, Patty Coroalles seconded and the motion carried unanimously to send a letter to the City requesting they participate in cleaning up McCoy Creek and restoring it to its natural state. Nationwide has been asked for a bid to fence the area along the creek. Henry Cespedes' opinion is to remove the wooden bridge, but not the culvert. Dan Scully moved, Minette Sellung seconded, but the motion failed to carry in a 4-13-0 vote to hire a professional engineer to make an assessment of the cost to remove the culvert. The Committee will come back to the Board with their recommendations on how to proceed.

**4403 Park Alisal:** Steve Ball has requested a bid from Venco. Once this bid is received, the Association will get another bid for comparison.

## **New Business**

**Fines for Car Washing:** Gary Klein moved, Lisa Wilder seconded and the motion carried unanimously to approve sending out a letter to all Calabasas Park residents not located within a sub-association for a proposed rule change regarding individual Homeowners becoming responsible for the reimbursement of fines imposed by the City to the HOA for fines for mobile car washing.

**Board Policy for Representation at City Meetings:** Gary Klein moved, Robert Pope seconded and the motion carried in a 11-4-2 vote, with Irving Starr, David Litt, Harold Arkoff, and Jeff Cooper opposing; and Lisa Wilder and Cathy Bertovic abstaining, to memorialize the Board policy that anyone sent to a City, General Planning, Commission, City Council or another association meeting representing CPHA, that that person speak only to the issues represented by the Board.

**Responses and Meeting Attendance for Non-Members:** It was recommended that a change be made that non members of CPHA who wish to attend a Board Meeting or address the Board will need to contact management prior to the agenda being formed and the Board will decide if the matter will be addressed. It was agreed that the Board would think about this recommendation and make a decision at the June 2008 Meeting. It was agreed that before passing along a request to a Committee, management should determine

if the Homeowner is a Member of CPHA. The Board agreed that the policy for Management should be to instruct non-members who contact them that they can't assist them since they are not members of CPHA.

**Fencing:** A bid was received from Nationwide regarding the fencing of the lake. Clarification and additional bids will be obtained.

## **Committee Reports**

**Lake Committee:** A request was received from a Homeowner in The Oaks who would like to put a boat on the Lake. The Homeowner is willing to pay the costs for installation. Robert Pope moved, Dan Scully seconded and the motion carried unanimously to approve allowing a Homeowner to install a mooring bar at the Lake area specified by the Lake Committee but not allow the Homeowner to connect to CPHA electricity with the approval being subject to review annually. Maintenance items were given to Management to follow up on.

**Lake Lighting Committee:** A check for Integrated Lighting was signed this evening and they will be moving forward.

**Landscaping:** A written report was submitted to the Board.

**Environmental Control Committee:** The Committee met and discussed changes to the Bylaws. The Committee will discuss the issues with the attorney and will address the changes on May 22, 2008. A report will be given to the Bylaws Committee and then the Board.

**Security Committee:** There are concerns with the current security company and they were given until May 15<sup>th</sup> to show improvement. The Committee is recommending more communication with membership regarding the importance of the security and the need to carry their lake tag. It is recommended that notices reminding Homeowners of the Lake Rules be included in every mailing.

**Capital Improvements:** BCS has signed the contract and the Association's attorney and insurance agent approved it. The structural engineer is in place and will file the application for encroachment permit from the City. The Committee is ready to execute the contract with BCS.

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

Dan Scully moved, Patty Corroalles seconded but the motion failed to carry, with Patty Corroalles, Dan Scully, and Sue Silver approving, to delay the execution of the contract with BCS until the June Meeting so the Board can review the preliminary costs for the Lake Lighting from the lighting contractor. .

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

**Social Committee:** The Committee is working on the Fun Run, the Swim Meet and the McCoy Creek Clean-Up.

**Bylaws Committee:** The letter from the Committee will be reviewed.

## **Executive Session**

