

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

November 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 November 13, 2007, in Calabasas, California. President, Dan Scully noted a Quorum was present and called the meeting to order at 7:15 p.m.

Board Members Present

Dan Scully, President; Robert Pope, Vice President; David Litt, Treasurer; Jeff Cooper, Recording Secretary; Shirley Greenberg, Sandy Sigal, Steve Sklar, Marci Ronka, Irving Starr, Barry Hammond, Cathy Bertovic, Lisa Wilder, Patty Coroalles, and Helene Regen. Also present were Ida Worth of Ross Morgan and Company; and Linda Perret, a Recording Secretary.

Board Members Absent

Brad Marcus, Henry Cespedes, Bill White, David Shapiro, Alex Soteras, Minette Sellung, and Gary Klein.

Public Comments

Homeowner was in attendance to express her concerns regarding the Calabasas Inn Project. Her main concerns are the air pollution, traffic, and the effects of construction. The Board stated that they have a committee dedicated to this project and have been working with the developer. He has scaled back the project and is including more community friendly retail stores, and self-contained parking. The developer has an entitlement to build at this site and the Board felt this was the best alternative for the site. Homeowner was reminded that she could bring her concerns to the City at the City Council meetings and the Planning Department meetings.

Another Homeowner expressed concerns about the building being four stories. There are different height limits for different aspects of the plans and it is believed the developer is not over the height limit. Homeowners are welcome to review the plans. It was noted

that the Board hired an architect to review the plans on CPHA's behalf and to make suggestions to benefit the Association.

Approval of Minutes

Sandy Sigal moved, Steve Sklar seconded and the motion carried to approve the October 9, 2007 Minutes as corrected.

Treasurer's Report

The Board reviewed the financial reports for the period ending September 30, 2007. The delinquent accounts are being monitored. Expenses were typical and reoccurring. The expense for security will be going down due to daylight savings. \$3607 is being placed in reserves on a monthly basis. Sandy Sigal moved, Shirley Greenberg seconded and the motion carried unanimously to approve the Financial Statement for the period ending September 30, 2007.

Investments: There are \$795,000 worth of T-bills that will be maturing. Cathy Bertovic moved, Helene Regen seconded and the motion carried unanimously to approve rolling over the T-bills that are maturing on November 23, 2007 for three months.

Management Report

Donation Check: A donation in the amount of \$359 was made to the Navy Corp Relief Society on behalf of CPHA and The City of Calabasas from the 4th of July Fun Run.

McCoy Creek: The report was received from the engineer. The Lake Committee will meet and review this report.

4698 Park Mirasol: A letter was received from the Homeowner regarding a conversation he had with Marine Bioscience. This letter will be forwarded to LMD22. The vendor will also be reminded that he is not to discuss issues with the Homeowners and should report to management.

Village at Calabasas Project (Formerly the Calabasas Inn): A Notice of Preparation was sent to the residents. The City meeting regarding this project is scheduled for November 28, 2007 at 3:00 p.m. The Board would like a letter sent to the organizers of the meeting that with a project this large, the meeting should be held in the evening.

Adjourn and Reconvene

The meeting adjourned into Executive Session at 7:55 p.m. to discuss legal matters with their attorney and reconvened at 9:10 p.m. It was noted that during this Executive Session, the Board formed a Bylaw Committee that will review the Bylaws and make recommendations for revisions to the Board.

Prior Business

December Meeting: There won't be a Board Meeting in December. If issues arise that need the Board's attention, a special meeting will be called.

4403 Park Alisol and 23250 Park Ensenada: Henry Cespedes is handling these matters and was unable to attend the meeting.

New Business

Security: The Oaks has elected not to have CPHA's security at The Oaks due to legal issues and issues with the security company. Lantz Security will no longer be granted access into The Oaks community.

Committee Reports

Security Committee: A meeting was held with all the gated communities within CPHA. All communities were represented except The Oaks. Lantz brought up the issue of liability since they are not contracted by the individual Associations. It was noted that some communities felt the security service wasn't needed, while others wanted more service. A Committee meeting will be scheduled to discuss the issues that were brought up at the meeting and will present its recommendations to the Board in January. It was noted that since it was the decision of the Board at The Oaks to terminate CPHA's security, they would need to notify their residents.

Lake Lighting Committee: A meeting was held to review the firms that responded to the request for bids. Jeff Cooper moved, Robert Pope seconded and the motion carried unanimously to authorize the Lake Lighting Committee to spend an amount not to exceed \$25,000 to complete Tasks 1A and 1B as outlined by the Project Manager for an engineer to prepare the required reports on existing lighting and approaches and that the selection of consultants be determined by the Committee.

Capital Improvement Committee: A meeting was held on October 22, 2007. Tim Schneider will have his insurance company contact Bill White. He will also get a proposal from engineers with a detailed break down of costs and contract to be reviewed by Glen Kulik. The next Committee meeting will be in the first week of December.

Social Committee: The City Council would like to be invited to the Wine Tasting in February and the Board is okay with this request. The Board will have a holiday dinner on December 11, 2007 at Riviera at 7:00 p.m.

New Business

Proposed School Site: The deadline for finding a school site has been extended and the funds will stay in place.

October General Meeting: There was discussion on whether or not the October General Meeting is necessary. Cathy Bertovic moved, Jeff Cooper seconded and the motion carried with Patty Corroalles and Robert Pope opposing, to continue with the October General Meeting as a way to inform the Community.

Executive Session

