

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

November 18, 2008

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held November 18, 2008, in Calabasas, California. President Gary Klein noted a Quorum was present and called the meeting to order at 7:15 p.m.

**Board Members Present**

Gary Klein, President; Jeff Cooper, Recording Secretary; Robert Pope, David Litt, Sue Silver, Minette Sellung, Harold Arkoff, Patty Coroaalles, Brad Marcus, Irving Starr, Cathy Bertovic, and Helene Regen. Gerry Kirshbaum was present for the second portion of the Regular Meeting. Also present was Ida Worth of Ross Morgan and Company (RMC).

**Board Members Absent**

Dan Scully, Vice President; Bill White, Barry Hammond, Lisa Wilder, Henry Cespedes, Alex Soteras, and Shirley Greenberg.

**CPHA Member Comments**

There were no comments.

**Guest Speaker**

**John Palito** was in attendance to discuss the Senior Center that is planned for an area outside of Calabasas. Even though the 258-unit, state of the art senior center is outside Calabasas, County Supervisor Zev Yaroslavsky has requested feedback from Calabasas Homeowners Associations. The plan includes the development of nine acres on Mureau Road next to Mountain View Estates. The development complies with the environmental and North Area Plan and will not be visible from Mureau Road or the freeway. It was noted that Gary Klein has been retained as a consultant for the project.

**Approval of Minutes**

Helene Regen moved, David Litt seconded and the motion carried in a 10-0-2 vote, with Jeff Cooper and Patty Coroalles abstaining to approve the October 14, 2008 Minutes as corrected.

## **Treasurer's Report**

The Board reviewed the financial reports for the period ending September 30, 2008. Robert Pope moved, Gary Klein seconded and the motion carried unanimously to roll over the seven CDs that are maturing in January 2009 into 90-day CDs at \$95,000 each. The Interest/Dividend line item on the income statement reflects a \$91,962.28 loss. This is incorrect and Ida Worth will have it adjusted on the statement. Robert Pope moved, David Litt seconded and the motion carried unanimously to approve the Financial Statement for the period ending September 30, 2008.

**Delinquencies:** Robert Pope moved, Sue Silver seconded and the motion carried unanimously to approve the Resolution to Record a Lien on the following properties if payment in full is not received by November 28, 2008: parcels 2068-029-084; 2069-045-039; 2069-092-016; 2069-088-024; 2069-097-001; 2069-084-003; 2069-039-062; and 2069-040-109.

## **Management Report**

**4506 Park Verona:** Homeowner is requesting reimbursement from CPHA for a plumbing repair. Robert Pope moved, Helene Regen seconded and the motion carried unanimously to deny the request for reimbursement for 4506 Park Verona for a plumbing repair as the problem was a lateral line to the mainline and is not the Association's responsibility.

**Park Fortuna Slope Maintenance:** Bellagio Homeowners Association has expressed concern regarding the condition of the rear slopes on Park Fortuna along Park Helena. Ida Worth has sent a letter to the Homeowners who are members of CPHA. Enforcement for non-members would need to be initiated by another homeowner. Ida Worth will send a written response to Bellagio.

**Security in Sub-Associations:** Three Sub-Associations have responded to the letter that was sent stating security in gated communities was going to be eliminated. It was agreed to forward these letters to the Security Committee for a response.

## **New Business**

**Code of Ethics:** The Board discussed the issue of a code of ethics and respect for other Board Members at Board Meetings to try to bring additional order and control to the meetings. There was discussion of forming an Ethics Committee. Helen Regen moved, Minette Sellung seconded and the motion carried in a 10-1-1 vote, with Gary Klein opposing and Robert Pope abstaining, to not postpone this matter to another meeting and forego adopting a special Code of Ethics for the Board.

## **Adjourn and Reconvene**

The Meeting adjourned into Executive Session at 8:40 p.m. and reconvened at 9:20 p.m.

## **New Business Continued**

**Proposed Revisions to the By-Laws:** Gerry Kirshbaum presented the By-Laws Committee report and their recommendations for four changes to the By-Laws. The recommended changes include:

1. That CPHA become a common interest development and subject to the requirements of the Davis-Stirling act, civil code 1350
2. Remove the right of entry section 9.8
3. Keep sections 5.2a and 5.13
4. Establish an election committee to review and modify the By-Laws regarding elections under Article 17.

Harold Arkoff moved, Patty Coroaalles seconded and the motion carried in a 9-4-0 vote, with David Litt, Gerry Kirshbaum, Sue Silver and Irving Starr opposing, to leave the By-Laws as is with no changes.

Attorney, Glen Kulik addressed and expressed his opinion on each of the recommended changes. Harold Arkoff moved, Irving Starr seconded and the motion carried in an 8-4-1 vote, with Cathy Bertovic, Helene Regen, Brad Marcus, and Minette Sellung opposing and Patty Coralles abstaining, to retain the restated 2006 By-Laws and not propose any amendments to the membership at this time.

## **Committee Reports**

**Lake Lighting Committee:** Helene Regen advised the Board that Bernie Bauer will have an engineer meet with Cleve Reams of Innovative Electric regarding the lake lighting along Park Sienna. The Committee also expressed its concern that a Board Member gave the lake lighting proposal to another consultant without the consent of the Committee or the Board. Gerry Kirshbaum stated that his intention was to gather information to bring back to the Committee chair.

**Environmental Control Committee:** There was no report.

**Security Committee:** There was no report.

**Facilities Use Committee:** There was no report.

**Lake Committee:** There was no report.

**Landscaping:** There was no report.

**Capital Improvements:** There was no report.

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

**Social Committee:** The holiday party is scheduled fro December 9, 2008 at Riviera at 7:00 p.m.

## **Executive Session**

