

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

October 14, 2008

**Call to Order**

The following are the Minutes of the Meeting of the Board of Directors of the **Calabasas Park Homeowners Association** held October 14, 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; Henry Cespedes, Robert Pope, David Litt, Lisa Wilder, Barry Hammond, Sue Silver, Minette Sellung, Bill White, Gerry Kirshbaum, Harold Arkoff, Irving Starr and Helene Regen. Also present were Paula Neidlinger of Ross Morgan and Company; and Linda Perret, a Recording Secretary.

**Board Members Absent**

Dan Scully, Vice President; Jeff Cooper, Recording Secretary; Alex Soteras, Shirley Greenberg, Patty Coroalles, Brad Marcus, and Cathy Bertovic.

**CPHA Member Comments**

There were no comments.

**Approval of Minutes**

Robert Pope moved, Lisa Wilder seconded and the motion unanimously to approve the September 9, 2008 Minutes as amended.

**Guest Speaker**

Council Member, **Jonathan Wolfson** was in attendance to ask questions and address any Board concerns. There's a concern that there appears to be a high number of accidents on the 101 around Calabasas Road. Mr. Wolfson doesn't know if there are any solutions for this issue but will look into it. There was a question regarding whether or not the economic issues affect the City. Income from sales tax may be lower but it is believed

the City is in good financial shape. The Board is concern about the Countrywide property and wanted to know if there are any plans for the property. It is believed Bank of America is keeping the property and Mr. Wolfson will look into the issue of the number of employees at the location. There will be a workshop on October 22, 2008 to discuss the General Plan. The Council will vote on the plan at their first meeting in November. Gary Klein will attend the meeting and represent CPHA.

## **Agenda**

It was agreed to rearrange the Agenda to allow the Executive Session to be held before the regular session.

## **Guest Speaker Continued**

Council Member, **James Bozajian** addressed the Board regarding upcoming City events. He stated that there is a report on developable parcels in Calabasas, which can be viewed at City Hall. This report won't be distributed until after the matter is on the agenda for City Council. The Calabasas Inn Project has been approved with modifications. There was a question regarding the funds for a school site. These are being held until 2009.

## **Adjourn and Reconvene**

The Meeting adjourned into Executive Session at 7:47 p.m. and reconvened at 9:05 p.m.

## **Treasurer's Report**

The Board reviewed the financial reports for the period ending August 31, 2008. There are four CDs that are maturing. Robert Pope moved, Gary Klein seconded and the motion carried unanimously to roll over the four maturing CDs for 90 days. It was noted that the investment statements reflect a CD at Lehman Brothers with a zero value. David Litt moved, Helene Regen seconded and the motion carried unanimously to have RMC investigate the Lehman Brothers \$95,000 CD that is reflected on the September Investment Statement with a zero value and to email all the members of the Budget and Finance Committee; If there is no issue proceed with the rollover of the maturing CDs as motioned previously or if there is an issue the CDs should not be rolled over and the matter needs to be brought to the Board's attention. Helene Regen moved, Gary Klein seconded and the motion carried unanimously to find out the status of all CDs, T-Bills, and the entire portfolio and request a written report from Morrie W. Reiff.

**Delinquencies:** It was agreed to table the issue of delinquencies until next month.

**Additional Signer:** Gary Klein moved, Lisa Wilder seconded and the motion carried unanimously to approve the Resolution to Appoint Robert Pope as an additional signer on the Association's accounts.

Robert Pope moved, Helene Regen seconded and the motion carried unanimously to approve the Financial Statement for the period ending August 31, 2008.

## **Management Report**

**Issues and Concert at the Park:** There were two mishaps during the Concert at the Park. Venco and Lantz Security apologized for their employees' involvement in the matters.

**Commercial Real Estate Signs in Common Area:** Commercial real estate signs are being placed in CPHA common area. Henry Cespedes will look at and determine if the signs are on CPHA property. If they are, letters will be sent.

## **New Business**

**Pool Encroachment on CPHA Property:** A Homeowner's pool may have encroached upon CPHA property. Henry Cespedes will contact the City to determine if they have any information on this matter. The trash enclosure on CPHA property will be removed. A letter should be sent notifying the two neighbors prior to the removal of the trash enclosure.

**Donation in Memory of Ben Kendall:** Minette Sellung moved, Lisa Wilder seconded and the motion carried unanimously to donate \$500 to the Pacific Boys Lodge in memory of Ben Kendall and to plant an oak tree with a bench and plaque on the greenbelt with the location to be determined at an amount not to exceed \$1000. The tree and bench will be dedicated during the 4<sup>th</sup> of July event.

## **Prior Business**

There was no prior business.

## **Committee Reports**

**Bylaws Committee:** The Committee met with the ECC. The Committee has recommendations they would like the Board to consider and will present a written presentation at the next meeting.

**Environmental Control Committee:** The Committee thought it was making progress with the Bylaws Committee. The ECC recommends that the Bylaws Committee put its proposed changes in a written form and submit to the ECC and the Board.

**Security Committee:** The Committee is arranging interviews with new companies.

**Facilities Use Committee:** The Committee was upset with the attitude of the guard on duty at the Concert at the Park. Lantz Security sent an apology to CPHA. The family of Tony Kussain is requesting permission to use the Lake for a memorial service. Minette Sellung moved, Gary Klein seconded and the motion carried unanimously to approve the request to hold a memorial service for Tony Kussain at the Lake on October 16, 2008 as the Committee recommended to RMC.

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

**Lake Lighting Committee:** There are more lights out around the lake. The City is working on this matter and the Committee is waiting for a proposal. Gary Klein moved,

