

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION**  
**ANNUAL MEMBERSHIP MEETING AGENDA**

*Wednesday, March 31, 2020 at 6:00pm (Sign-in at 5:45 p.m.)*  
*12458 Longacre Avenue • Granada Hills, CA 91344*

*Anyone who has been fully vaccinated against SARS-CoV-2 may attend in person (wearing a mask)*

**ZOOM LINK:** <https://us02web.zoom.us/j/83533495534?pwd=ZTM1TWVOWWxYQms3TXQ2Q2tjQjlwQT09>

**I. REGISTRATION (5:45 p.m.)**

Members sign in; submitted ballots (and proxies) are recorded as having been received.

**II. APPOINT INSPECTOR OF ELECTION (6:00 p.m.)**

The Members present (or by proxy) appoint an Inspector of Election.

**III. PROOF OF NOTICE / ESTABLISH QUORUM**

The Inspector of Election confirms that sufficient notice of this meeting was given to the Membership and determines if a quorum of Members has been established.

**IV. CALL TO ORDER**

The presiding officer calls the meeting to order.

**V. APPROVAL OF MINUTES**

The Members present (or by proxy) consider approving the March 30, 2020 meeting minutes.

**VI. PURPOSE OF MEETING (no business other than this may be conducted)**

- A. Explain and take questions about the items on which the Membership will be voting:
  - 1. Election of candidates to the Cagney Ranch Estates HOA Board of Directors.
  - 2. Approval of IRS Revenue Ruling 70-640.

**VII. FINAL NOMINATION OF CANDIDATES**

**VIII. CANDIDATE FORUM**

Each candidate for the Board may have three minutes to advocate for his or her candidacy.

**IX. MEMBER FORUM**

Any Members who want to speak regarding the election may do so for two minutes each.

**X. ELECTION**

- A. Final call for submission of ballots (including any being submitted by proxy).
- B. The Inspector of Election reviews the ballots and counts all eligible votes.

**XI. ANNOUNCEMENT OF ELECTION RESULTS**

The Inspector of Election presents the results of the vote.

**XII. ADJOURNMENT to SPECIAL MEETING, then GENERAL SESSION, and then EXECUTIVE SESSION**

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION**

**SPECIAL MEETING AGENDA**

*Wednesday, March 31, 2021 – following the Annual Meeting*

*12458 Longacre Avenue, Granada Hills, CA 91344*

*Anyone who has been fully vaccinated against SARS-CoV-2 may attend in person (wearing a mask)*

**ZOOM LINK:** <https://us02web.zoom.us/j/83533495534?pwd=ZTM1TWVOWWxYQms3TXQ2Q2tjQjlwQT09>

**I. CALL TO ORDER BY PRESIDING OFFICER**

- A. Establish a quorum.

**II. OWNER FORUM / PUBLIC COMMENT**

Please fill out a speaker form to address the Board.

*The Board may not take any action on comments that do not reference an agenda item, except in the event of an emergency situation. However, any Board member may ask for clarification, give facts, comment, agree to place the issue on a future agenda, instruct the property manager to report back at a subsequent meeting on the matter, or ask the property manager to resolve the concern administratively.*

**III. ADDRESS PETITION RECEIVED FROM THE MEMBERSHIP**

- A. Confirm that at least 5% of the Total Eligible Voting Power of the Association has signed the petition submitted to the Board requesting a Special Meeting, and that such petition satisfies all requirements set forth in *Bylaws Section 2.13(b) "Special Meeting of Members"*.
- B. Presiding Officer shall announce the specific demand(s) of the petitioners.
- C. Board and Property Manager shall address the petition organizer's accusations.
- D. Discussion and analysis of the Association's current assessments.
- E. Discussion and analysis of the Association's recent Emergency Assessment.
- F. Discussion and analysis of the anticipated 2022 assessments increase.

**IV. ADJOURNMENT to GENERAL SESSION and then EXECUTIVE SESSION**

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION BOARD MEETING AGENDA**  
*Wednesday, March 31, 2021 – following the Special Meeting*  
*12458 Longacre Avenue, Granada Hills, CA 91344*

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**I. CALL TO ORDER BY PRESIDING OFFICER**

- A. Establish a quorum.

**II. ELECTION RESULTS**

- A. Election results announced. The winning candidates assume their Directorships.
- B. All Directors consult to determine the Officers of the Board. If two or more Directors desire the same office, the Board shall conduct an impromptu internal election by secret ballot.

**III. APPROVAL OF MINUTES**

- A. Review and approve General Session meeting minutes from February 10, 2021.

**IV. OWNER FORUM / PUBLIC COMMENT**

Please fill out a speaker form to address the Board. (If speaking to an issue on the agenda, please indicate such on the form so you can be recognized at the appropriate time.)

*The Board may not take any action on comments that do not reference an agenda item, except in the event of an emergency situation. However, any Board member may ask for clarification, give facts, comment, agree to place the issue on a future agenda, instruct the property manager to report back at a subsequent meeting on the matter, or ask the property manager to resolve the concern administratively.*

**V. PRESIDENT'S REPORT**

**VI. VICE-PRESIDENT'S REPORT**

**VII. TREASURER'S REPORT**

- A. Review and approve financial reports for January and February 2021.
- B. Review 2021 budget vs. actual.
- C. Review historical financial summary and projections.
- D. Consider approving Pre-Lien on account #00212-2863.
- E. Review home sales

**VIII. SECRETARY'S REPORT**

**IX. MANAGER'S REPORT** *(Tony Barbarotto from Ross Morgan & Company)*

**X. COMMITTEE REPORTS**

- A. Architectural; B. Neighborhood Watch; C. Governing Documents; D. Gate.

**XI. OLD BUSINESS**

- A. Update on soil erosion repair on exterior slope.
- B. Status of collections efforts related to Easement Agreement legal case.

**XII. NEW BUSINESS**

- A. Discuss implementing a filming policy for the community that includes a per diem.

**XIII. SCHEDULE NEXT BOARD MEETING**

**XIV. ADJOURNMENT to EXECUTIVE SESSION**

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION BOARD MEETING AGENDA**

*Wednesday, March 31, 2021 – following the General Session  
12458 Longacre Avenue  
Granada Hills, CA 91344*

**I. CALL TO ORDER BY PRESIDING OFFICER**

- A. Establish a quorum.

**II. APPROVAL OF MINUTES**

- A. Review and approve Executive Session meeting minutes from January 20, 2021.

**III. PERSONNEL MATTERS**

- A. Review letters, e-mails, and phone calls sent to and received from Owners.

**IV. DELINQUENCIES / COLLECTION REPORT**

- A. Review current delinquencies.

**V. HOMEOWNER DISCIPLINE / HEARINGS**

- A. Review courtesy notices and other disciplinary letters sent to Owners.

**VI. REVIEW LEGAL MATTERS**

- A. Update on countersuit for attorney fees in Lemley case.

**VII. THIRD-PARTY CONTRACTS**

- A. Marina Landscaping
  1. Ratify slope repair quote approved unanimously via e-mail.
  2. Consider proposal for 2021 brush clearance.
  3. Consider proposal for installing irrigation smart valves.
  4. Consider proposal for replacing *myoporum* with *Acacia redolens* ‘desert carpet’.

**VIII. SCHEDULE NEXT MEETING**

**IX. ADJOURN MEETING**