



**ROSS MORGAN  
& COMPANY, INC., AAMC®**  
"An Accredited Association Management Company"

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## **2022 ANNUAL MEETING NOTICE – ELECTION BY ACCLIMATION**

February 25, 2022

Dear Cagney Ranch Estates Neighbor:

The Cagney Ranch Estates HOA's Annual Meeting of the Members will be held on **Wednesday, March 30, 2022 @ 6:00 p.m. at 12458 Longacre Avenue.**

In accordance with *California Civil Code §§ 5100 and 5103*, because the Property Manager only received Candidate Nomination Forms from the five Members currently sitting on the Board, this year's Annual Meeting will be run as an Election by Acclimation and secret ballots for voting will not be distributed.

If you have any questions or require any clarification, please contact the Association's property manager, Tony Barbarotto, at (818) 907-6622 x224 or at [tbarbarotto@rossmorganco.com](mailto:tbarbarotto@rossmorganco.com); or contact the Board President, Eric Rosenberg, at [eric@cagneyranchestates.com](mailto:eric@cagneyranchestates.com).

Sincerely,

The Board of Directors  
Cagney Ranch Estates HOA

**Proudly serving our clients since 1982**  
[www.rossmorganco.com](http://www.rossmorganco.com)



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

*Wednesday, March 30, 2022 at 6:00pm (Sign-in at 5:45 p.m.)*  
*12458 Longacre Avenue • Granada Hills, CA 91344*

*Anyone who has been fully vaccinated and boosted against COVID-19 may attend in person*

**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.

**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 31, 2021 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. MEMBER FORUM**

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

**VIII. ELECTION**

In accordance with *California Civil Code §§ 5100 and 5103*, because the Property Manager only received Candidate Nomination Forms from the five Members currently sitting on the Board, this year's Annual Meeting will be run as an Election by Acclimation. However, those Members in good standing who are present shall vote on the approval of IRS Revenue Ruling 70-640.

**IX. ANNOUNCEMENT OF ELECTION RESULTS**

The Inspector of Election presents the results of the vote.

**X. ADJOURNMENT to GENERAL SESSION, and then EXECUTIVE SESSION**

**CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION**  
**GENERAL SESSION BOARD MEETING AGENDA**  
*Wednesday, March 30, 2022 – following the Annual Meeting*  
*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 General Session meeting minutes from December 14, 2021.

**III. 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.*

**IV. PRESIDENT'S REPORT**

- A. Executive Session summary and any announcements.

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

**VI. TREASURER'S REPORT**

- A. Review and approve financial reports for Dec. 2021, Jan. 2022, and Feb. 2022.
- B. Review 2021 budget vs. actual.
- C. Review 2022 budget vs. actual, historical financial summary, and fiscal projections.
- D. Consider whether to transfer Reserve Account from Union Bank to City National Bank.

**VII. SECRETARY'S REPORT**

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

**IX. COMMITTEE REPORTS**

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

**X. OLD BUSINESS**

- A. Status of collections efforts related to Easement Agreement legal case.
- B. Trash, racing, donuts, fireworks, and loud music on Sesnon Blvd.
- C. Discuss possible security solutions for Sesnon Blvd issues, including moving barriers.

**XI. NEW BUSINESS**

- A. Bids for Fire Access Road maintenance, Brush Clearance, and Reserve Study.

**XII. SCHEDULE NEXT BOARD MEETING**

**XIII. ADJOURN MEETING**

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

*Wednesday, March 30, 2022 – 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 December 14, 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.
- B. Update on foreclosure proceedings against account #00212-2863.

**V. HOMEOWNER DISCIPLINE / HEARINGS**

- A. Review any disciplinary letters sent to Owners.
- B. Hearing at 7:00 p.m. for account #00212-2863.

**VI. REVIEW LEGAL MATTERS**

- A. Update on collections effort for attorney fees in Lemley case.

**VII. THIRD-PARTY CONTRACTS**

- A. Security patrol bids.
- B. Marina Landscaping bid for 2022 brush clearance.
- C. Marina Landscaping bid for valve repair.
- D. Accurate Backflow Testing bid for repair of defective equipment.
- E. Reserve Study bid
- F. Fire Access Road resurfacing bids

**VIII. ADJOURN MEETING**