



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

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2023 ANNUAL MEETING NOTICE – ELECTION BY ACCLIMATION

February 26, 2023

Dear Cagney Ranch Estates Neighbor:

The Cagney Ranch Estates HOA's Annual Meeting of the Members will be held on **Thursday, March 30, 2023 @ 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; or contact the Board President, Eric Rosenberg, at eric@cagneyranchestates.com.

Sincerely,

The Board of Directors
Cagney Ranch Estates HOA

Proudly serving our clients since 1982
www.rossmorganco.com



CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING AGENDA

Thursday, March 30, 2023 at 6:00pm (Sign-in at 5:45 p.m.)
12458 Longacre Avenue • Granada Hills, CA 91344

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

If necessary, Members sign in; submitted ballots/proxies are recorded as having been received.

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

The eligible Members present appoint an Inspector of Election.

III. PROOF OF NOTICE / ESTABLISH QUORUM

The Inspector of Election determines if sufficient notice of this meeting was given to Owners.

IV. CALL TO ORDER

The presiding officer calls the meeting to order.

V. APPROVAL OF MINUTES

The eligible Members present consider approving the March 30, 2022 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. ADJOURN MEETING to GENERAL SESSION

CAGNEY RANCH ESTATES HOMEOWNERS ASSOCIATION
GENERAL SESSION BOARD MEETING AGENDA
Thursday, March 30, 2023 – 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 January 19, 2023.

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. Consider proceeding with Trustee Sale of delinquent account #00212-2863.
- B. Consider proceeding with recording Lien on delinquent account #00207-5169.
- C. Review and consider approving financial reports for January and February 2023.
- D. Review 2023 budget vs. actual.
- E. Review historical finances and home sales.

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. Realtor listing for adjacent land sale below Longacre Ave cul-de-sac.
- B. Status of repairs for gate, barrier, irrigation controller, and surveillance cameras.

XI. NEW BUSINESS

- A. 2023 brush clearance and fire mitigation proposals.
- B. Multiple reports of mail stolen/missing from the community mailboxes.

XII. SCHEDULE NEXT BOARD MEETING

XIII. ADJOURN MEETING to EXECUTIVE SESSION

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

*Thursday, March 30, 2023 – 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 19, 2023.

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 any disciplinary letters sent to Owners.

VI. REVIEW LEGAL MATTERS

- A. Review any current legal matters.

VII. THIRD-PARTY CONTRACTS

- A. Consider any third-party contracts.

VIII. ADJOURN MEETING