

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
November 8, 2017**

The Cagney Ranch Estates HOA General Session Board meeting was held on November 8, 2017 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:08pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Megan Gallivan, *Vice-President*
Curtis Harkless, *Treasurer*
Sam Dorgalli, *Secretary*
Saleem Shah, *Member-at-Large*

Directors Absent: None

Ross Morgan & Co. Representative: Tony Barbarotto (“PM”)

Owners Present: Gabriela Quiroz, Nerses Ajemian

Approval of Previous Meeting's Minutes:

- The Board approved the September 27, 2017 General Session Board meeting minutes by *unanimous consent*.

Owner Forum / Public Comment:

- An Owner asked about the empty plastic pails sitting at the end of Sesnon, just past Longacre. The Board said it would see if the HOA’s landscaping company would remove them.

President’s Report

- The President summarized the results of the Special Meeting held earlier this evening, announcing that the Membership approved adopting the Second Amended and Restated CC&Rs and Bylaws of Cagney Ranch Estates. The President asked the Owners present for feedback on three proposals for lettering on the entry monument.

Vice-President’s Report:

- The Vice-President had no additional items to discuss.

Treasurer’s Report:

- **MOTION (Harkless/Gallivan):** That the Board approves the September 2017 financial report. [*Motion carried: 5 for, 0 against*]
- The Board, by unanimous consent, directed the PM to forgive the \$2.30 delinquency for account #00173-0405 and the \$0.42 delinquency for account #00166-7329.

Secretary’s Report:

- The Secretary had no additional items to discuss.

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Management Company's Report:

- The PM had no additional items to discuss.

Committee Reports:

- The Governing Documents Committee thanked the Board and Membership for passing the new CC&Rs and Bylaws on which it worked. After consulting with Association Counsel, the committee might submit one more "clean up" revision for a vote at the 2018 Annual Meeting.

Old Business:

- Security Cameras: The Board and homeowners present discussed possible ways of installing and viewing community security cameras:
 - The Board will consult with Association Counsel regarding any potential liability issues that could arise from (i) installing security cameras and placing signs warning that the premises are being recorded; (ii) having cameras that are not working at the time of an incident; (iii) reimbursing certain homeowners for installing cameras facing the street and common areas, and making the live feed of those cameras available to the community.
 - The homes best situated for cameras are at the corner of Longacre & Sesnon, the intersection at Longacre & Shetland, and at the bottom of Longacre at the cul-de-sac.
 - A homeowner who sells security systems wholesale recommended choosing 4 megapixel color cameras with good night vision, and setting up the live feed with I.P. address redundancy. He estimated that each camera would cost about \$175. He also estimated that all equipment and hardware could cost about \$3,000 per home.
 - The Board agreed to ask Association Counsel whether it would be possible to install a gate at the entrance to the community, in case circumstances or the law had changed that would now allow the community to do this.

New Business:

- Reserve Study: The Board directed the PM to get two quotes for a new on-site reserve study.
- Fire Access Gate: A homeowner had noticed cars opening and driving through the gate at the cul-de-sac at the bottom of Longacre Ave. The PM and Board Member Harkless confirmed that this gate is normally locked. The PM speculated that the person unlocking the gate and driving through has a master key like the Police and Fire Department use. No one on the Board has such a master key, so the PM was asked to acquire one for a Board Member to have in case of emergency.
- MOTION (Gallivan/Shah): That the Board approves the proposed FY2018 Operating Budget with a 4% increase in assessments. [*Motion carried: 3 for, 2 against*]

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Next Meeting Date:

- The next General Session meeting is scheduled for January 17, 2018 at 6:00 p.m.

Adjournment:

- Having no further business to discuss, the President adjourned the meeting at 7:43pm.

Approved by:

Eric Rosenberg, *President* Date
Cagney Ranch Estates Homeowners Association

Sam Dorgalli, *Secretary* Date
Cagney Ranch Estates Homeowners Association