

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
December 20, 2017**

The Cagney Ranch Estates HOA General Session Board meeting was held on December 20, 2017 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:05pm by Eric Rosenberg.

**Directors Present:** Eric Rosenberg, *President*  
Megan Gallivan, *Vice-President*  
Curtis Harkless, *Treasurer*  
Sam Dorgalli, *Secretary*

**Directors Absent:** Saleem Shah, *Member-at-Large*

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

**Owners Present:** Vic Korhonian

**Approval of Previous Meeting’s Minutes:**

- The Board approved the November 8, 2017 General Session Board meeting minutes by *unanimous consent*.

**Owner Forum / Public Comment:**

- No one asked to speak during the public comment period.

**President’s Report**

- The President summarized the results of the Special Meeting held earlier this evening, announcing that the Membership and Board approved adopting the First Amended and Restated Articles of Incorporation of Cagney Ranch Estates. The President also summarized the actions taken in the previous Executive Session on November 8<sup>th</sup>.

**Vice-President’s Report:**

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

**Treasurer’s Report:**

- **MOTION (Gallivan/Harkless):** That the Board approves the November 2017 financial report.  
*[Motion carried: 4 for, 0 against]*

**Secretary’s Report:**

- The Secretary had no additional items to discuss.

**Management Company’s Report:**

- The PM gave the President a bag with HOA materials from past President Robin Harman.

**Committee Reports:**

- The Governing Documents Committee thanked the Board and Membership for passing the new Articles of Incorporation.

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**Old Business:**

- Security Cameras: The Board and homeowners present discussed possible ways of installing and viewing community security cameras:
  - 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 provided a sample wholesale quote for \$3.450 if using a homeowner's electricity, and estimated \$4,200 for a wireless solar installation. The quotes did not include a backup power supply unit. The price would also increase if an Internet connection was not provided by a homeowner.
  - Eric will follow up with the homeowners at the corner of Longacre & Sesnon to see if either of them are interested in working with the HOA to provide community surveillance.
  - 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 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:**

- Annual Meeting: The Board decided to cancel the January 17, 2018 meetings and schedule the Annual Meeting, a General Session Meeting, and an Executive Session meeting on Wednesday, March 21, 2018 starting at 6:00pm.

**Next Meeting Date:**

- The next General Session meeting is scheduled for March 21, 2018 following the Annual Mtg.

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 6:30pm.

Approved by:

  
Eric Rosenberg, *President*  
Cagney Ranch Estates Homeowners Association

March 21, 2018  
Date

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Sam Dorgalli, *Secretary*  
Cagney Ranch Estates Homeowners Association

Date