

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
March 21, 2018**

The Cagney Ranch Estates HOA General Session Board meeting was held on
March 21, 2018 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:18pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *acting President*
Megan Gallivan, *acting Vice-President*
Vic Korhonian, *acting Member-at-Large*

Directors Absent: Curtis Harkless, *acting Treasurer*
Jason Lee, *acting Secretary*

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

Owners Present: Twelve homeowners attended

Approval of Previous Meeting's Minutes:

- The Board approved the December 20, 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 acting President summarized the results of the Special Meeting held earlier this evening, announcing that the Membership and Board approved adopting the Third Amended and Restated CC&Rs and Bylaws. The President also summarized the actions taken in the previous Executive Session on December 20th. Finally, the President reported on recent crimes that have occurred in the neighborhood, demonstrating a need for surveillance.

Vice-President's Report:

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

Treasurer's Report:

- **MOTION (Gallivan/Korhonian):** That the Board approves the December 2017, January 2018, and February 2018 financial reports. [*Motion carried: 3 for, 0 against*]

Secretary's Report:

- The acting Secretary did not submit a report to present.

Management Company's Report:

- The PM had no additional items to discuss.

Committee Reports:

- The Architectural Committee had no items to report.

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- Rajesh and Rekha Patel were appointed by the Board as co-chairs of the Neighborhood Watch Committee. Jasmin Sangha was appointed as a member of the committee.
- The Governing Documents Committee thanked the Board and Membership for passing the revised CC&Rs and Bylaws. The President and Secretary must now get the CC&Rs notarized.

Old Business:

- Surveillance Cameras: Vic Korhonian gave a presentation on a proposed plan to install cameras at the entrance to the community. The Directors and homeowners present felt the proposal would be good for the community. A homeowner recommended that the Board, after installing the cameras, place a sign indicating that the premises were being recorded. The PM suggested consulting with Association Counsel before placing such a sign. A question was raised whether such a sign would be a deterrent, or would incentivize criminals to vandalize the camera system which they may otherwise have not known was present.

New Business:

- Brush Clearance: The Board discussed the new Fire Department notices for brush clearance. The PM was directed to inform Marina Landscaping about the earlier April 30, 2018 deadline. The PM was also directed to determine how to compel the Santa Monica Conservancy and Sako Arutyunyan to complete their respective brush clearances adjacent to the community.
- Lot at end of Sesnon Blvd just past Longacre Ave: K. Hovnanian has offered to transfer this property to the HOA at no cost. A homeowner raised the question whether the property would be re-assessed when recorded, and if it had unpaid back taxes.
MOTION (Korhonian/Rosenberg): That the Board accepts K. Hovnanian's offer to transfer the indicated property to the Association. [*Motion carried: 3 for, 0 against*]
- The new reserve study was reviewed.
- The Board discussed the rules for parking in the neighborhood, and determined no change was needed because the concerns raised did not violate any City or County ordinances.

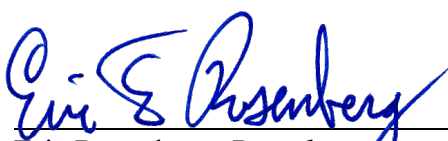
Next Meeting Date:

- The next General Session meeting is scheduled for June 20, 2018.

Adjournment:

- Having no further business to discuss, the President adjourned the meeting at 7:14pm.

Approved by:


Eric Rosenberg, *President* June 20, 2018
Cagney Ranch Estates Homeowners Association Date

Jason Lee, *Secretary* Date
Cagney Ranch Estates Homeowners Association