

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
June 20, 2018**

The Cagney Ranch Estates HOA General Session Board meeting was held on  
June 20, 2018 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:04pm by Eric Rosenberg.

**Directors Present:** Eric Rosenberg, *President*  
Megan Gallivan, *Vice-President*  
Vic Korhonian, *Member-at-Large*  
Curtis Harkless, *Treasurer*  
Jason Lee, *Secretary*

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

**Owners Present:** Three homeowners attended

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

- **MOTION (Lee/Harkless):** That the Board approves the March 21, 2018 General Session meeting minutes as corrected. [*Motion carried: 5 for, 0 against*]

**Owner Forum / Public Comment:**

- Two owners spoke, both on agenda items that were subsequently discussed at this meeting.

**President's Report**

- The President summarized the actions taken in the previous Executive Session on March 21<sup>th</sup>. Also, the President reported on recent crimes that have occurred in the neighborhood.

**Vice-President's Report:**

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

**Treasurer's Report:**

- **MOTION (Gallivan/Harkless):** That the Board approves the March 2018, April 2018, and May 2018 financial reports. [*Motion carried: 5 for, 0 against*]
- The Treasurer and President discussed the current operating account balance, noting that it was precipitously low due to several large expenditures all hitting at once. However, while the legal fees are higher than budgeted, and unexpected security deposits on the new LADWP account had to be paid, the Board expects the operating account to recover as the year progresses since no large cash outlays are anticipated for the remainder of 2018.

**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The PM had no additional items to discuss.

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**Committee Reports:**

- The Architectural Committee had no items to report.
- The Neighborhood Watch committee, Rajesh and Rekha Patel, gave a report on their attendance at a recent LAPD meeting. A “neighborhood watch” sign was proposed, but the Board decided instead to move forward with “this community under surveillance” signs.
- The Governing Documents Committee reported that the CC&Rs have not yet been recorded due to a problem with the resolution of certain maps and documents in the Exhibits. Association Counsel is working to resolve these issues.

**Old Business:**

- Surveillance Cameras: Vic Korhonian reported that the installation of surveillance cameras will be completed once the homeowner on whose property they’re being installed returns from vacation in early July. A delay occurred due to a problem with the DVR having loud fan noise.

**New Business:**

- Brush Clearance: The HOA’s attorney confirmed to the Board that the Association is responsible for clearing the brush 10 feet back from the street (per Los Angeles Municipal Code 57.322.1.1.6) on the Mountains Recreation & Conservation Authority land adjacent to Sesnon Blvd and the community entrance.
- The Board confirmed that Sako Arutyunyan, who owns the land from Longacre Avenue to Classics Drive, completed the required brush clearance as requested by the Association. On advice of the PM, the Board will send a thank you note to Arutyunyan and suggest coordinating brush clearance efforts in future years.

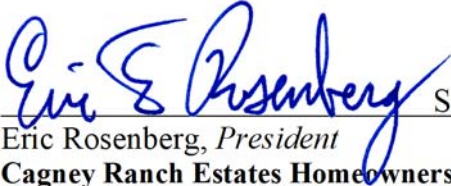
**Next Meeting Date:**

- The next General Session meeting is scheduled for September 5, 2018.

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 6:41pm.

Approved by:

  
Eric Rosenberg, *President*                      September 5, 2018  
Date  
Cagney Ranch Estates Homeowners Association

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