CAGNEY RANCH ESTATES HOA BOARD MEETING MINUTES GENERAL SESSION September 5, 2018

The Cagney Ranch Estates HOA General Session Board meeting was held on September 5, 2018 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:05pm 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: Two homeowners attended

Approval of Previous Meeting's Minutes:

• By unanimous consent, the Board approved the June 20, 2018 General Session meeting minutes as written.

Owner Forum / Public Comment:

No Owners asked to speak during the public comment period.

President's Report

The President summarized the actions taken in the previous Executive Session on June 20th.

Vice-President's Report:

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

Treasurer's Report:

- By unanimous consent, the Board approved including the accountant's audited financial statements report in the 2019 budget mailer.
- By unanimous consent, the Board approved the June 2018 and July 2018 financial reports.
- MOTION (Korhonian/Harkless): That the Board approves the PM's proposed 2019 budget for the Association with a 10% increase as revised. [Motion carried: 5 for, 0 against]

Secretary's Report:

The Secretary had no additional items to discuss.

Management Company's Report:

- The PM suggested that the Board conduct a Pacific Utility Audit to determine whether electricity and/or water costs could be lowered.
- The PM informed the Board that Ross Morgan & Company would not be increasing its monthly fee in 2019.

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Committee Reports:

- The Architectural Committee had no items to report.
- The Neighborhood Watch committee had no items to report.
- The Governing Documents Committee reported that the new CC&Rs were recorded.

Old Business:

• <u>Surveillance Cameras:</u> Gallivan suggested trimming the tree between the new cameras and the end of Sesnon gate for better visibility. By unanimous consent, the Board agreed and directed the PM to ask Marina Landscaping to do this.

New Business:

- MOTION (Lee/Korhonian): That the Board approves the proposed revisions to the HOA's Enforcement Policy & Schedule of Fines, and directs the PM to send the proposed changes to the membership for a minimum 30-day review. [Motion carried: 5 for, 0 against]
- The Board directed the Governing Documents Committee to hold meetings for discussing revisions to the HOA Welcome Packet, HOA Handbook, HOA Rules & Regulations, and Lien & Collection Policy.

Next Meeting Date:

The next General Session meeting is scheduled for December 12, 2018.

Adjournment:

Having no further business to discuss, the President adjourned the meeting at 8:18pm.

Approved by:

December 12, 2018

Date Jason

Cagney Ranch Estates Homeowners Association

Jason Lee, Secretary

Date

Cagney Ranch Estates Homeowners Association