

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
December 12, 2018**

The Cagney Ranch Estates HOA General Session Board meeting was held on December 12, 2018 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:00 p.m. by Eric Rosenberg.

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

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

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

**Owners Present:** One homeowner attended

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

- By unanimous consent, the Board approved the September 5, 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 at 6:00pm.

**Vice-President's Report:**

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

**Treasurer's Report:**

- **MOTION (Gallivan/Korhonian):** That the Board approves the Financials for August 2018, September 2018, October 2018, and November 2018. [*Motion carried: 3 for, 0 against*]
- **MOTION (Gallivan/Korhonian):** That the Board approves recording a lien against Account #00202-5944 and proceeding with foreclosure. [*Motion carried: 3 for, 0 against*]

**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The PM asked for clarification on how and when to deliver the official Welcome Packets to new homeowners in the community. The PM indicated that RM&C doesn't deliver them with gift baskets as the Board had requested. The Board directed the PM that Welcome Packet should be delivered via mail after the close of escrow, not as part of the escrow closing documents.

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**Committee Reports:**

- The Architectural Committee chair, Robert Minsky, was present and had no items to report.
- The Neighborhood Watch committee was not present and had no items to report.
- The Governing Documents Committee chair, Eric Rosenberg, was present and said the committee will review the Rules & Regulations, Welcome Packet, Lien & Collection Policy, HOA Handbook, and Architectural Guidelines.

**Old Business:**

- Surveillance Cameras: The camera system at the entrance of the community is finished, and Vic Korhonian gave a demonstration of the live cameras and the license plate reader's NVR functionality.

**New Business:**

- **MOTION (Rosenberg/Korhonian)**: That the Board adopts the proposed revisions to the HOA's Enforcement Policy & Schedule of Fines. [*Motion carried: 3 for, 0 against*]
- **MOTION (Gallivan/Rosenberg)**: That the Board approves the proposed General Community Notice regarding 2019 CC&Rs enforcement with corrections, and directs the PM to send it to the Membership once all final revisions have been made. [*Motion carried: 3 for, 0 against*]


**Next Meeting Date:**

- The next General Session meeting is scheduled for February 6, 2018.
- The 2019 Annual Meeting is scheduled for March 6, 2018. Candidate Nomination forms will be sent the first week of January 2019 (due by Jan 25<sup>th</sup>), and ballots will be sent by Feb 1<sup>st</sup>.

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 7:38pm.

Approved by:

  
Eric Rosenberg, *President*                      February 6, 2019  
Cagney Ranch Estates Homeowners Association                      Date

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