

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
May 15, 2019**

The Cagney Ranch Estates HOA General Session Board meeting was held on
May 15, 2019 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:02 p.m. by Eric Rosenberg.

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

Directors Absent: None

Ross Morgan & Co. Representative: None (due to illness)

Owners Present: Robert Minsky, *Architectural Chairperson*
Banka (Paramdeep) Singh, *Homeowner*
Stacey Rosenberg, *Homeowner*

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the March 6, 2019 General Session meeting minutes as written.

Owner Forum / Public Comment:

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

President's Report

- The President summarized the previous Executive Session meetings.

Vice-President's Report:

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

Treasurer's Report:

- **MOTION (Gallivan/Korhonian):** That the Board approves the Financial reports for February 2019, March 2019, and April 2019. [*Motion carried: 5 for, 0 against*]
- The Treasurer reported a reserve account balance of \$39,080.16, an operating account balance of \$33,741.35, delinquent assessments of \$8,568.56, Owners' Equity of \$46,503.11, and total Liabilities & Equity of \$81,390.07. The Treasurer noted that the Association paid the brush clearance bill in May, so the current \$20,927.49 surplus will likely zero out in next month's financial report.
- The President will contact Pacific Utility Audit, Inc. for a review of the HOA's LADWP bills.

**CAGNEY RANCH ESTATES HOA
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Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The Property Manager was not present due to illness. The Board indicated it would discuss concerns about the Ross Morgan & Co-hosted HOA website at the next meeting.

Committee Reports:

- The chairperson of the Architectural Committee reported that he had no updates 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 intends to review the Rules & Regulations, Welcome Packet, Lien & Collection Policy, HOA Handbook, and Architectural Guidelines at some point this year.

Old Business:

- Street Trees: The Board directed the President to contact Marina Landscaping and inquire about the health of the first and fifth street tree at the community entrance.
- Community Party: The Board continued to discuss throwing a community-wide party on August 17, 2019 from 11am-3pm.
 - Vic will ask his son if he's willing to D.J. the event.
 - Megan will ask Robin Harman if she is willing to help with planning and execution.
 - Some suggestions that were made include:
 - food trucks
 - Get Shaved
 - carnival games
 - bounce house
 - tent to mitigate the sun, and
 - offering a base amount of catering with homeowners bringing their own food to share
 - Stacey Rosenberg will research party vendors from whom the Board can solicit quotes.
 - Banka Singh and Robert Minsky will ask the homeowners on Clydesdale Rd for permission to hold the party in that cul-de-sac.
 - The Board directed the President to ask the property manager if the Association needs *written* permission from the residents on Clydesdale.
- Solar Motion Lighting: The Board asked Vic to research solar motion lights for the bottom Longacre Ave cul-de-sac and at the end of Sesnon Blvd. The President will also ask Ross Morgan & Co for guidance and suggestions.

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- Community Landscaping Improvements: The Board directed the President to solicit quotes from Marina Landscaping for addressing deficiencies in certain areas that look like common areas but are in fact Owner property. The intent is to make each homeowner with such an area a one-time offer to replace missing plants and/or ground cover, with the stipulation that the homeowner must then maintain those areas judiciously (e.g., supplying adequate water, weeding, fertilizing, etc.), and if such areas fall into disrepair again, the Board would initiate enforcement actions as necessary to compel such homeowners to re-restore those areas at their own expense.

New Business:

- Sidewalk on Caspian Court: The Board reported that it approved a proposal in Executive Session from Marina Landscaping to mitigate a portion of the sidewalk on Caspian that has become a tripping hazard.
- Suspicious Cars at Sesnon & Longacre: The Board directed the President to ask Ross Morgan & Co to send a notice asking residents to call 911 if they see the suspicious Volkswagen GTI cars that sometimes congregate at the intersection of Sesnon & Longacre, block lanes, and threateningly followed home at least one Owner who photographed them. The letter should state not to get involved personally; only call the police.

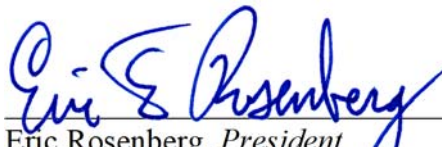
Next Meeting Date:

- The next General Session meeting is tentatively scheduled for June 19, 2019 at 6:30 p.m.

Adjournment:

- Having no further business to discuss, the President adjourned the meeting at 8:02pm.

Approved by:


Eric Rosenberg, *President* June 19, 2019
Cagney Ranch Estates Homeowners Association Date

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