

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
June 19, 2019**

The Cagney Ranch Estates HOA General Session Board meeting was held on
June 19, 2019 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:57 p.m. by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Megan Gallivan, *Vice-President*
Jason Lee, *Secretary* (by phone)
Vic Korhonian, *Member-at-Large*

Directors Absent: Curtis Harkless, *Treasurer*

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

Owners Present: Robert Minsky, *Architectural Chairperson*
Stacey Rosenberg, *Homeowner*

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the May 15, 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 May 2019.
[Motion carried: 4 for, 0 against]
- The President reported a reserve account balance of \$39,081.80, an operating account balance of \$14,934.47, delinquent assessments of \$9,821.08, Owners' Equity of \$46,504.75, and total Liabilities & Equity of \$63,837.35.
- The President will contact Pacific Utility Audit, Inc. for a review of the HOA's LADWP bills.

Secretary's Report:

- The Secretary had no additional items to discuss.

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Management Company's Report:

- The PM will prepare the proposed 2020 budget for the Board to review at its next meeting
- The Board discussed concerns about the Ross Morgan & Co.-hosted HOA website. The PM indicated that someone at Ross Morgan would contact the President to discuss updating the minutes, agendas, and other documents on the portal, and to resolve Owner log-in issues.

Committee Reports:

- The chairperson of the Architectural Committee indicated 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 reported that the proposed revisions to the Assessments Collection Policy; Notice of Assessments and Foreclosure; Summary of Lien and Collection Policy for Delinquent Assessments; and Enforcement Policy and Schedule of Fines would be sent to the Membership in July and voted on by the Board at its next meeting.

Old Business:

- Community Party: Due to lack of interest, the Board decided to cancel the August 17th party.
- 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.
- Community Landscaping Improvements: The Board discussed initiating enforcement actions as necessary to compel certain homeowners to bring the exteriors of their homes into compliance with the CRE governing documents.

New Business:

- HOA website: <http://www.cagneyranchestates.com> has been updated with new information.

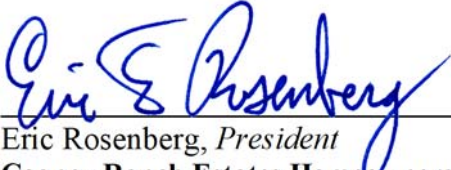
Next Meeting Date:

- The next General Session meeting is tentatively scheduled for August 21, 2019 at 7:15 p.m.

Adjournment:

- Having no further business to discuss, the President adjourned the meeting at 7:28pm.

Approved by:


Eric Rosenberg, *President* August 21, 2019
Cagney Ranch Estates Homeowners Association Date

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