

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
August 21, 2019**

The Cagney Ranch Estates HOA General Session Board meeting was held on August 21, 2019 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:23 p.m. by Eric Rosenberg.

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

**Directors Absent:** Jason Lee, *Secretary*

**Ross Morgan & Co. Representative:** Priscilla Angel (“PM”)

**Owners Present:** Robert Minsky, *Architectural Chairperson*  
One Member and one resident

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

- By unanimous consent, the Board approved the June 19, 2019 General Session meeting minutes as written with one clerical correction to the footer.

**Owner Forum / Public Comment:**

- Curt Harkless stated the he had seen a mountain lion while walking his dogs, and suggested that we put up a notice at the community mailboxes warning people to stay vigilant and keep their pets inside.

**President's Report**

- The President summarized the previous Executive Session meeting.

**Vice-President's Report:**

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

**Treasurer's Report:**

- **MOTION (Harkless/Gallivan):** That the Board approves the Financial reports for June 2019 and July 2019. [*Motion carried: 4 for, 0 against*]
- The Treasurer reported a reserve account balance of \$39,085.03, an operating account balance of \$15,356.04, delinquent assessments of \$9,783.59, Owners' Equity of \$46,496.75, and total Liabilities & Equity of \$64,224.66.
- **MOTION (Gallivan/Korhonian):** That the Board adopts the current 2019 budget for the 2020 fiscal year, resulting in a \$0.00 increase of assessments. [*Motion carried: 4 for, 0 against*]
- The President will contact Pacific Utility Audit, Inc. for a review of the HOA's LADWP bills.

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**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- 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 was sent to the Membership in July and should be voted on by the Board.

**Old Business:**

- Solar Motion Lighting: No additional information about this item was presented.
- Community Landscaping Improvements: There was no additional discussion about this item.

**New Business:**

- **MOTION (Rosenberg/Harkless)**: That the Board approves the acceptance of the parcel at the end of Sesnon Blvd via quitclaim deed. [*Motion carried: 4 for, 0 against*]
- **MOTION (Rosenberg/Gallivan)**: That the Board approves the proposed updates 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. [*Motion carried: 4 for, 0 against*]

**Next Meeting Date:**

- The next General Session meeting is tentatively scheduled for October 16, 2019 at 7:30 p.m.

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 7:54pm.

Approved by:

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Eric Rosenberg, *President*                      Date  
Cagney Ranch Estates Homeowners Association

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