

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
October 16, 2019**

The Cagney Ranch Estates HOA General Session Board meeting was held on October 16, 2019 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:22 p.m. by Eric Rosenberg.

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

**Directors Absent:** None

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

**Owners Present:** 5 Members

**Quorum and Board Membership:**

- Director Vic Korhonian submitted his resignation, explaining that he had sold his house and moved out of the community. The Board accepted his resignation in executive session.
- The President announced that in executive session, the Board appointed Robert Minsky to the Board as Member-at-Large by unanimous consent.

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

- By unanimous consent, the Board approved the August 21, 2019 General Session meeting minutes as written.

**Owner Forum / Public Comment:**

- A homeowner spoke about concerns regarding gophers and other pests coming from the exterior slopes, and also about brush clearance along the perimeter fencelines.
- A homeowner thanked the Board for its diligence performing annual brush clearance.
- A homeowner thanked the Los Angeles Fire Department for protecting our community during the Saddleridge Fire.
- A homeowner discovered a LAFD notice sent to the City of Los Angeles for failing to clear brush along Sesnon Blvd, which put our community in danger and made it very difficult to escape the Saddleridge Fire. Residents are encouraged to complain to their elected representative and LAFD for not enforcing this fire hazard notice adequately.
- A homeowner suggested asking all homeowners to complain to their elected representatives about LADWP turning off power during the Saddleridge Fire since it prevented many from receiving emergency notices, and news from television, radio, and the Internet; and made it difficult to escape the community since traffic lights, street lights, garage doors, cell towers, respirators, etc. were not working. The power outages put many people in even more danger.

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
October 16, 2019**

**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 (Gallivan/Lee):** That the Board approves the Cagney Ranch Estates financial reports for August 2019 and September 2019. [*Motion carried: 5 for, 0 against*]
- The Treasurer reported a reserve account balance of \$39,188.26, an operating account balance of \$25,013.72, delinquent assessments of \$1,180.30, Owners' Equity of \$46,496.75, and total Liabilities & Equity of \$65,382.28.
- 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.

**Management Company's Report:**

- The Board discussed concerns about the Ross Morgan & Co.-hosted HOA website. The PM indicated that Danielle Wax at Ross Morgan will 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 indicated that he had no updates to report.

**Old Business:**

- Community Landscaping Improvements: There was no additional discussion about this item.

**New Business:**

- All present discussed the difficulty of opening the fire access gate at the bottom of Longacre Avenue, with multiple Members present confirming that the gate wasn't unlocked and opened until after 1:30 a.m. Treasurer Harkless said that the LAFD did not unlock the gate, but rather someone affiliated with the adjacent property owned by the Lemley family. The President was asked to investigate a better method for ensuring that this gate would be opened more quickly in case of another emergency, and to determine whether the Fire Department had a key.
- The transfer of the parcel at the end of Sesnon Blvd to the HOA has been completed.

