

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
December 9, 2019**

The Cagney Ranch Estates HOA General Session Board meeting was held on December 9, 2019 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:01 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:** none

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

- By unanimous consent, the Board approved the October 16, 2019 General Session meeting minutes as written.

**Owner Forum / Public Comment:**

- No homeowners were present to offer public comment.

**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/Harkless):** That the Board approves Ross Morgan & Company recording a lien on account #00202-5944. [*Motion carried: 5 for, 0 against*]
- The 2020 Budget Mailer was delivered on time by Ross Morgan & Company.
- The Treasurer reported a reserve account balance of \$39,191.44, an operating account balance of \$43,966.83, delinquent assessments of \$2,223.41, Owners' Equity of \$46,514.39, and total Liabilities & Equity of \$85,381.68.
- **MOTION (Minsky/Gallivan):** That the Board approves the Cagney Ranch Estates financial reports for October 2019 and November 2019. [*Motion carried: 5 for, 0 against*]
- The President still intends to contact Pacific Utility Audit for 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 PM advised the Board that the State of California had changed HOA election rules, which required the Board to adopt revised election procedures for the 2020 Annual Meeting.
- The Board directed the President to send the PM a 2020-compliant candidate nomination form for distribution to the Membership.

**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.
- Sesnon Parcel: The Association has completed via quitclaim deed the transfer of the parcel of land at the end of Sesnon Blvd past Longacre Avenue, and now owns it.
- Fire Gate/Road Access, Saddleridge Fire, and Homeowners Insurance: The Board discussed the aftermath of the recent devastating fires, lessons learned about facilitating a faster escape from the community in the future, and what homeowners can do if their insurance company refuses to renew coverage. It was noted that on December 5, 2019, the CA Insurance Commissioner issued a one-year moratorium banning carriers from cancelling homeowners' coverage in areas struck by 2019 wildfires.

**New Business:**

- MOTION (Gallivan/Harkless): That the Board adopts new election procedures which follow the California legislature's recently updated requirements. [*Motion carried: 5 for, 0 against*]

**Next Meeting Date:**

- The Annual Meeting is tentatively scheduled for March 30, 2020 at 6:00 p.m., followed by a General Session meeting (and Executive Session meeting).

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 7:57pm.

Approved by:

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Eric Rosenberg, *President*  
Cagney Ranch Estates Homeowners Association

Date

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Jason Lee, *Secretary*  
Cagney Ranch Estates Homeowners Association

Date