

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
June 24, 2020**

The Cagney Ranch Estates HOA General Session Board meeting was held on  
June 24, 2020 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:06 p.m. by Eric Rosenberg.

**Directors Present:** Eric Rosenberg, *President*  
Megan Gallivan, *Vice-President*  
Jason Lee, *Secretary (via video conference)*  
Robert Minsky, *Member-at-Large*

**Directors Absent:** Curtis Harkless, *Treasurer*

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

**Owners Present:** one homeowner attended in person

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

- By unanimous consent, the Board approved the March 30, 2020 General Session meeting minutes as written.

**Owner Forum / Public Comment:**

- No homeowners offered any 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:**

- As of May 31, 2020, the Association has an Operating Account balance of \$8,135.06, a Reserve Account balance of \$39,851.15, delinquent assessments of 2,239.84 (of which \$2,190.78 is uncollectible), Owners' Equity of \$74,089.18, and Total Assets of \$50,226.05. It was pointed out that the Association paid \$27,621.00 for brush clearance in May, which is a large one-time charge that occurs annually. It was also noted that at this time last year, the Association had Total Assets of \$63,837.35; however, the \$18,700.00 charge incurred in February 2020 for fire damage mitigation was covered by an insurance payment received in 2019, so the Association is still on budget despite the numbers appearing to be off. Finally, due to the COVID-19 pandemic, the Sheriff has not been able to collect the large judgement for reimbursement of past legal fees owed to the HOA by the Lemleys.
- **MOTION (Gallivan/Minsky):** That the Board approves the Cagney Ranch Estates HOA financial reports for March 2020, April 2020, and May 2020. [*Motion carried: 4 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 reported that the Association's \$10,105.00 deposit made to LAWDP in May 2018 won't be reimbursable until April 2021, at which time the HOA can request it be refunded.
- The PM reported that he attempted to contact the owner responsible for annual brush clearance of a large portion of the land along Sesnon Blvd on the sidewalk side of the street (Sako Arutyunyan, Parcel #2601-008-037), but received no reply. The President will notify the Fire Marshal about all parcels along Sesnon Blvd that haven't been cleared of dry brush.

**Committee Reports:**

- A member of the Neighborhood Watch committee reported people noisily partying regularly at the corner of Sesnon Blvd and Longacre Ave between 11pm and 7am. She also reported three individuals for graffiti whose license plate was captured by the HOA cameras and sent to the police (who, to the best of the Board's knowledge, have done nothing so far).

**Old Business:**

- Annual Brush Clearance: The President will contact the Fire Department to ask if the HOA can wait until the end of June to complete its annual brush clearance in 2021 since doing it in May results in a lot of brush growing back by July due to the usual rain.
- New Common Area: The President announced that the HOA has taken over the Longacre Ave planter adjacent to 18527 Shetland Place as a common area. The Association will pay for a one-time clean-up and then add this area to the regular weekly maintenance. The Association has no plans to add any additional slopes or planters to HOA's portfolio of common areas.

**New Business:**

- The Board discussed when to remind the Membership of the August special assessment approved at the 2020 Annual Meeting for the Association's secondary brush clearance.

**Next Meeting Date:**

- The next General Session meeting is tentatively scheduled for August 26, 2020 at 6:00 p.m.

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 6:37 p.m.

Approved by:

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Eric Rosenberg, *President*

Date

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Jason Lee, *Secretary*

Date