

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
August 26, 2020**

The Cagney Ranch Estates HOA General Session Board meeting was held on August 26, 2020 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:05 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  
one homeowner attended via video conference

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

- **MOTION (Gallivan/Lee):** That the Board approve the June 24, 2020 General Session meeting minutes as written. [*Motion carried: 4 for, 0 against*]

**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 July 31, 2020, the Association has an Operating Account balance of \$7,553.04, a Reserve Account balance of \$40,114.55, delinquent assessments of \$874.26, Owners’ Equity of \$73,431.17, and Total Assets (Liabilities & Equity) of \$48,541.85.
- The Board reviewed the 2020 budget vs. actual, historical finances, and historical home sales.
- The Board discussed raising assessments for next year, but didn’t make a final decision at this time. However, it seems very likely that assessments will increase \$32/mo next year.
- Due to the COVID-19 pandemic, the Sheriff has still not been able to collect the 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 June 2020 and July 2020. [*Motion carried: 4 for, 0 against*]
- The President will 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 will contact the Fire Department to ask it to compel landowners adjacent to Cagney Ranch Estates to do their required brush clearance along Sesnon Blvd.

**Committee Reports:**

- No committees had any issues to discuss.

**Old Business:**

- Secondary Brush Clearance: The secondary brush clearance began on August 25<sup>th</sup>. Marina Landscaping generously performed clearance substantially as it was done in May, despite not charging the Association for it! (Secondary clearance was only contracted for 30-50 feet.)

**New Business:**

- The Board reported that it met in Executive Session on July 13<sup>th</sup> and approved the proposed insurance package, even the cost was nearly double (due to last year's Saddleridge Fire).
- Reports of fireworks on Sesnon Blvd were followed up and the Board discovered it had captured video footage of the crime and vehicles involved. However, when the video, vehicle license plates, and witness descriptions were given to LAPD, the police didn't take any action.
- A vehicle was broken into on Oldenburg Lane on June 30<sup>th</sup>. The HOA cameras captured the vehicle entering and leaving the community, but it didn't have any license plate. LAPD never contacted the HOA to request the footage.
- The President will contact a security camera contractor to discuss ways of illuminating license plates of vehicles that put polarized covers over them in order to escape capture.

**Next Meeting Date:**

- The next General Session meeting is tentatively scheduled for October 21, 2020 at 6:00 p.m.

**Adjournment:**

- Having no further business to discuss, the President adjourned the meeting at 7:03 p.m.

Approved by:

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Eric Rosenberg, *President*

Date

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Jason Lee, *Secretary*

Date