

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
October 21, 2020**

The Cagney Ranch Estates HOA General Session Board meeting was held on October 21, 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*
Curtis Harkless, *Treasurer (via video conference)*
Jason Lee, *Secretary (via video conference)*
Robert Minsky, *Member-at-Large*

Directors Absent: Megan Gallivan, *Vice-President*

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

Owners Present: four homeowners attended via video conference

Approval of Previous Meeting's Minutes:

- **MOTION (Lee/Harkless):** That the Board approve the August 26, 2020 General Session meeting minutes as written. [*Motion carried: 4 for, 0 against*]

Owner Forum / Public Comment:

- Two Members offered public comment, both new homeowners introducing themselves.

President's Report:

- The President summarized the most recent Executive Session meeting.

Vice-President's Report:

- The Vice-President was not present.

Treasurer's Report:

- As of September 30, 2020, the Association has an Operating Account balance of \$9,424.48, a Reserve Account balance of \$31,422.52, delinquent assessments of \$829.08, Owners' Equity of \$74,615.55, and Total Assets (Liabilities & Equity) of \$41,776.08.
- **MOTION (Minsky/Harkless):** That the Board approves the Cagney Ranch Estates HOA financial reports for August 2020 and September 2020. [*Motion carried: 4 for, 0 against*]
- The Board reviewed the 2020 budget vs. actual and historical finances.
- **MOTION (Minsky/Harkless):** That the Board approves the Cagney Ranch Estates HOA 2021 budget with assessments raised to \$298/mo. [*Motion carried: 4 for, 0 against*]
- 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.
- The President contacted Pacific Utility Audit for review of the HOA's LADWP bills. As of this meeting, a final report hasn't been submitted to the Association.

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Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM will ask LaBarre/Oksnee Insurance if the HOA's secondary brush clearance and/or application of Phos-Chek fire retardant would reduce the Association's premiums.

Committee Reports:

- No committees had any issues to discuss.

Old Business:

- Sesnon Brush Clearance: Brush clearance on the south side of Sesnon Blvd was completed, but so far the north side hasn't been cleared. The President recommends that Owners contact the Fire Department to complain if the brush remains uncleared after October.
- Phos-Chek: The Board discussed applying Phos-Chek fire retardant to the slopes next year in addition to (or instead of) the secondary brush clearance.

New Business:

- The possibility of using an anti-graffiti coating for walls on Sesnon and slope walls visible from the horse trails was discussed. It was noted that the walls along Sesnon are not HOA property.
- Mail was stolen by someone with a USPS mailbox master key in the early morning of September 20th. The Board discussed measures to prevent this, including asking USPS to change the master locks to a non-standard key.
- The Board established a new Gate Committee to study the feasibility of installing a gate at the community entrance on Sesnon & Longacre, appointing Ignacio Rodriguez as the Chairperson.

Next Meeting Date:

- The next General Session meeting is tentatively scheduled for January 20, 2021 at 6:00 p.m.

Adjournment:

- Having no further business to discuss, the President adjourned the meeting at 7:01 p.m.

Approved by:

Eric Rosenberg, *President*

Date

Jason Lee, *Secretary*

Date