

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
January 20, 2021**

The Cagney Ranch Estates HOA General Session Board meeting was held on January 20, 2021 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:04 p.m. by Eric Rosenberg.

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

**Directors Absent:** none

**Ross Morgan & Co. Representative:** Tony Barbarotto ("PM") *(via video conference)*

**Owners Present:** two homeowners attended via video conference

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

- By unanimous consent, the Board approved the October 21, 2020 General Session meeting minutes as written.

**Owner Forum / Public Comment:**

- No Owners asked to provide public comment.

**President's Report:**

- The President summarized the most recent Executive Session meeting, discussed his impromptu meeting with some Board members of The Classics community, and showed a photo of old slope erosion behind 12346 Longacre Ave and 12334 Longacre Ave that Marina Landscaping determined is not a concern.

**Vice-President's Report:**

- The Vice-President had no additional items to discuss.

**Treasurer's Report:**

- **MOTION (Gallivan/Lee):** That the Board ratifies the unanimous e-mail vote approving the 2021 Budget Mailer and assessments increase. *[Motion carried: 5 for, 0 against]*
- As of December 31, 2020, the Association has an Operating Account balance of \$2,013.20, a Reserve Account balance of \$31,816.44, delinquent assessments of \$1,390.45, Owners' Equity of \$75,009.47, and Total Assets (Liabilities & Equity) of \$35,220.09.
- **MOTION (Harkless/Minsky):** That the Board approves the Cagney Ranch Estates HOA financial reports for October 2020, November 2020, and December 2020. *[Motion carried: 5 for, 0 against]*

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
January 20, 2021**

- The Board reviewed the final 2020 budget vs. actual and historical finances.
- The Board reviewed the projected budget and monthly financials for 2021.
- **MOTION (Gallivan/Harkless):** That the Board asks Marina Landscaping to submit a quote for securely and safely covering the slope erosion behind 12356 Longacre Ave for now, giving the Association time to determine the best method to fill it. [*Motion **carried:** 5 for, 0 against*]
- The Board directed the President to draft a letter to the Membership warning about a potential Special Assessment from \$600-\$950 needed to pay for repairing the slope erosion. The letter should include discussion of the multiple bids the Board has solicited, possible collection of legal fees awarded to the HOA, how the Board intends to lower expenses going forward, and our strategic use of the Reserve Account.
- The Association still has not collected the judgement for reimbursement of past legal fees owed by Lemley, but the process is proceeding... albeit slowly.
- 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. The President notified Pacific Utility of the water leak that occurred in October, in case that affected its report.

**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The PM suggested the Board adopt a policy for commercial filming in the community. The Board asked the PM to send the Board a sample policy from another Association to consider.

**Committee Reports:**

- The Gate Committee reported on its progress investigating how the Association might obtain permission from the City of Los Angeles to build an entry gate at Sesnon & Longacre. The Board also discussed moving the end-of-Sesnon barrier closer to the intersection.

**Old Business:**

- Sesnon concerns: The Board discussed street racing, car donuts, loud vehicle music, loitering, drug use, fireworks, etc. on Sesnon Blvd. The Board will continue to recommend Owners contact the police if any illegal activities are witnessed, and will continue to provide surveillance footage when such is captured by the HOA's cameras.
- Graffiti: The Board discussed how to prevent or mitigate graffiti on the walls and sidewalks of Sesnon Blvd, and on the retaining walls and concrete drains visible from the horse trails. The Board will continue to recommend Owners contact 311 to remove graffiti on Sesnon. For the graffiti along the horse trails, the Board will investigate whether any City service is available to remove it in those areas, or if a graffiti-resistant paint can be applied.

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
January 20, 2021**

- Mail Theft on Sept 20: The Board discussed the mail theft that occurred in the early morning of September 20, 2020. Despite being told USPS would change the master locks, the mail carrier informed the Board that this didn't happen. Therefore, the Board will continue to recommend Owners collect their mail daily to prevent potential theft after nightfall.

**New Business:**

- The Board discussed at length (primarily during the Treasurer's Report) the mainline rupture that caused severe soil erosion behind 12356 Longacre Ave in late October.
- **MOTION (Gallivan/Harkless)**: That the Board ratifies the unanimous e-mail vote accepting the bid from RMA GeoScience to investigate the slope erosion and provide a geological report that indicates the danger to 12356 Longacre's back yard and the best method for restoring the hillside properly. [*Motion carried: 5 for, 0 against*]
- "Not a Through Street" sign: The President reported that this sign at the entrance to Longacre Ave was repaired and attached more securely to the light post to prevent the wind from blowing it off again.
- HOA surveillance cameras and NVR: The President reported that the surveillance camera NVR that failed in late November had been repaired under warranty and is going to be reinstalled on January 22nd. The contractor submitted a bid to reinforce the equipment to prolong the life of the system for the Board to consider.

**Next Meeting Date:**

- The next meeting was scheduled for Wednesday, March 31, 2021 at 6:00 p.m.

**Adjournment:**

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

Approved by:

---

Eric Rosenberg, *President*

Date

---

Jason Lee, *Secretary*

Date