

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
February 10, 2021**

The Cagney Ranch Estates HOA General Session Board meeting was held on February 10, 2021 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 (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: one homeowner attended via video conference

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the January 20, 2021 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.

Vice-President's Report:

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

Treasurer's Report:

- As of January 31, 2021, the Association has an Operating Account balance of \$5,711.51, a Reserve Account balance of \$27,542.55, delinquent assessments of \$2,139.88, Owners' Equity of \$23,300.52, and Total Assets (Liabilities & Equity) of \$35,393.94.
- The Board reviewed the final 2020 budget vs. actual and historical finances.
- The Board reviewed the projected budget and monthly financials for 2021.
- The Association was informed that the Sheriff had seized a portion of the outstanding judgement of past legal fees owed by Lemley, but that the process is still proceeding slowly.
- The President was told by Pacific Utility Audit that its review of the HOA's LADWP bills was complete but that its final report wasn't ready to submit to the Association.

Secretary's Report:

- The Secretary had no additional items to discuss.

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
February 10, 2021**

Management Company's Report:

- The PM recommended that the Board solicit 2 to 3 bids for landscape maintenance and brush clearance to demonstrate it continues to look for ways to reduce costs to Owners. The Board agreed with this recommendation and asked the PM to move forward.
- The PM received several abusive and threatening communications from an Owner who is unhappy with the 2021 assessments increase. The PM recommended that the Board cease all direct contact with this homeowner and let the Assessments Collection Policy play out independently under Ross Morgan's oversight. The Board agreed with this recommendation.

Committee Reports:

- No committees presented a report.

Old Business:

- **MOTION (Gallivan/Harkless):** That the Board ratifies the unanimous e-mail vote authorizing a new investigation of the Lemley's assets. [*Motion carried: 5 for, 0 against*]

New Business:

- The Board discussed at length the mainline irrigation pipe rupture that caused severe soil erosion behind 12356 Longacre Ave in late October. The Board discussed a bid from contractor Best Demo for repairing the slope washout. The Board directed the President to ask Best Demo to strike certain exclusions from the contract and add warranty language. The Board also directed the President to ask the Soils Engineer what other protections the HOA should require.
- **MOTION (Rosenberg/Gallivan):** That the Board schedule a repair for the slope damage as soon as possible since the hole and erosion is a hazard. [*Motion carried: 5 for, 0 against*]
- **MOTION (Lee/Minsky):** That the Board considers the slope damage an emergency per CA Civil Code §5610, and so directs the PM to impose a \$650 Emergency Assessment on the Membership, splitting the payment between April and May. [*Motion carried: 5 for, 0 against*]

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 8:41 p.m.

Approved by:

Eric Rosenberg, *President*

Date

Jason Lee, *Secretary*

Date