

**DRAFT**

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
March 31, 2021**

The Cagney Ranch Estates HOA General Session Board meeting was held on March 31, 2021 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:27 p.m. by Eric Rosenberg.

**Directors Present:** Eric Rosenberg, *President*  
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")

**Owners Present:** one homeowner attended via video conference

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

- By unanimous consent, the Board approved the February 10, 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 February 28, 2021, the Association has an Operating Account balance of \$10,901.41, a Reserve Account balance of \$22,311.14, delinquent assessments of \$1,344.24, Owners' Equity of \$18,069.11, and Total Assets (Liabilities & Equity) of \$34,556.79.
- **MOTION (Gallivan/Lee):** That the Board approves the Cagney Ranch Estates HOA financial reports for January 2021 and February 2021. [*Motion carried: 5 for, 0 against*]
- The Board reviewed the projected budget and monthly financials for 2021.
- **MOTION (Rosenberg/Gallivan):** That the Board authorizes recording a Notice of Delinquent Assessment lien on account #00212-2863. [*Motion carried: 5 for, 0 against*]
- The Board was informed that a partial reimbursement of legal fees owed to the Association by Lemley had been received by Association Counsel and would be sent to Ross Morgan shortly.
- The Board reviewed Pacific Utility Audits' final report that shows it was able to secure one-time LADWP refunds totaling \$16,114.00 and anticipated ongoing annual savings of \$4,786.25.

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**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The PM presented two competitive landscape maintenance and brush clearance bids Ross Morgan & Co. received on behalf of the Association. Compared to the HOA's current costs, the weekly maintenance fee was a bit higher for one bid and more than double for the second bid. Brush clearance costs were lower in both bids than what the HOA pays now, but the PM warned that the bids didn't seem to include removal of cleared brush or pruning low tree limbs.
- The PM presented a suggested Filming Policy for the Board to discuss during New Business.

**Committee Reports:**

- No committees presented a report.

**Old Business:**

- The Board reported that the easement area slope repair behind 12356 Longacre Ave was completed successfully and was no longer a hazard; and that the first half of the Emergency Assessment had been levied in April with the second half being billed in May.

**New Business:**

- **MOTION (Rosenberg/Gallivan):** That the Board approve an official Filming Policy for the Association, send to every Member with the election results, and include such policy in the Welcome Packet and future escrow documentation. [*Motion carried: 5 for, 0 against*]
- The Board asked the PM to contact the realtor selling the land east of the community and ask him to move the sign at the bottom of the Longacre Ave cul-de-sac off HOA property.

**Next Meeting Date:**

- The next Board meeting was scheduled for Wednesday, June 16, 2021 at 6:00 p.m.

**Adjournment:**

- The President adjourned the General Session meeting at 7:06 p.m.

Approved by:

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Eric Rosenberg, *President*

Date

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Jason Lee, *Secretary*

Date