

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

DRAFT

The Cagney Ranch Estates HOA Special Meeting was held on March 31, 2021 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:12 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

Establish Quorum:

- The quorum of 29 Members carried over from the just-adjourned Annual Meeting.

Owner Forum / Public Comment:

- No Owners asked to provide public comment.

Special Meeting for the consideration of Donato Labriola’s petition:

- Those Members present confirmed that at least 5% of the Total Eligible Voting Power of the Association had signed the petition submitted to the Board requesting a Special Meeting. While those present did not believe such petition satisfied the requirements set forth in Bylaws Section 2.13(b) “Special Meeting of Members,” all approved of the meeting going forward.
- The Presiding Officer announced demands of the petitioners, namely that the Association lower assessments from \$298/mo to \$150/mo.
- Those present noted that neither Mr. Labriola nor any petition signatories were in attendance.
- The Board and Property Manager addressed the Mr. Labriola’s accusations and demands, discussed and analyzed the Association’s current assessments the recent Emergency Assessment, and the possibility of an assessments increase in 2022.
- Those Members present approved sending to the entire Membership a letter in response to Mr. Labriola’s petition, generally countering the accusations made and explaining the history of Cagney Ranch Estates’ assessments and finances in detail.

Adjournment:

- Having no further business to discuss, the President adjourned the meeting at 6:22 p.m.

Approved by:

Eric Rosenberg, *President*

Date

Jason Lee, *Secretary*

Date