

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
June 16, 2021**

The Cagney Ranch Estates HOA General Session Board meeting was held on  
June 16, 2021 at 18523 Oldenburg Lane, Granada Hills, CA.

The meeting was called to order at 7:00 p.m. by Eric Rosenberg.

**Directors Present:** Eric Rosenberg, *President*  
Megan Gallivan, *Vice-President*  
Jason Lee, *Secretary*  
Robert Minsky, *Member-at-Large*

**Directors Absent:** Curtis Harkless, *Treasurer*

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

**Owners Present:** two homeowners attended in person

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

- By unanimous consent, the Board approved the March 31, 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 May 31, 2021, the Association has an Operating Account balance of \$39,647.49, a Reserve Account balance of \$25,901.60, delinquent assessments of \$5,435.50, Owners' Equity of \$21,659.57, and Total Assets (Liabilities & Equity) of \$70,984.59.
- **MOTION (Lee/Gallivan):** That the Board approves the Cagney Ranch Estates HOA financial reports for March 2021, April 2021, and May 2021. [*Motion carried: 4 for, 0 against*]
- The Board reviewed the projected budget and monthly financials for 2021.
- In Executive Session, after holding a duly noticed hearing, the Board authorized initiating foreclosure proceedings on account #00212-2863 for failure to pay assessments.

**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The PM had no additional items to discuss.

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**Committee Reports:**

- Gate Committee Chairperson Ignacio Rodriguez submitted a written update on his efforts to determine the process for installing a gate at the entrance of the community. Initial information received indicates that the Association would have to purchase/quitclaim the roads, sidewalks, streetlights, etc. from the City of Los Angeles, and would need 100% approval from the Membership. The process includes a \$14,980 application fee, a \$32,100 process fee, filing fees, recording fees, and consultant fees. If all of the hurdles are successfully overcome, conditional approval could take 6-9 months and final processing could take 2-3 years.

**Old Business:**

- The Board reported that a second collections action by the Sheriff as part of the Easement Agreement legal case may have been successful. The Board will know more next month.
- The Board reported that the Association has started to see the LADWP refunds appearing on account statements, and that the first invoice from Pacific Utility Auction was paid.

**New Business:**

- The Board reported that the solar panels for the community mailboxes were replaced after the original panels were stolen. The thief was caught on a neighbor's Ring camera, but the license plate wasn't clear enough to justify filing a police report.
- The Board discussed a proposed update to the Rules & Regulations dealing with exterior maintenance and swallow mitigation, having given the Membership 30 days notice. Based on feedback via e-mail and from the two homeowners attending in person, the Board chose to revise the policy and present an updated version at the next Board meeting. The PM will send out notice of the revised policy at least 30 days prior to the next Board meeting.
- Those present discussed the challenges of finding homeowners' insurance in today's climate.

**Next Meeting Date:**

- The next Board meeting was scheduled for Wednesday, August 11, 2021 at 6:00 p.m.

**Adjournment:**

- The President adjourned the General Session meeting at 7:45 p.m.

Approved by:

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Eric Rosenberg, *President*

Date

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Jason Lee, *Secretary*

Date