

DRAFT

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

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

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

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

Directors Absent: none

Ross Morgan & Co. Representative: Tony Barbarotto ("PM")

Owners Present: Three homeowners attended

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the August 11, 2021 General Session meeting minutes as written.

Owner Forum / Public Comment:

- No Owners present chose 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 September 30, 2021, the Association has an Operating Account balance of \$56,702.73, a Reserve Account balance of \$26,765.85, delinquent assessments of \$5,544.00, Owners' Equity of \$22,523.82, and Total Assets (Liabilities & Equity) of \$89,012.58.
- **MOTION (Gallivan/Lee):** That the Board approves the Cagney Ranch Estates HOA financial reports for August 2021 and September 2021. [*Motion carried: 4 for, 0 against, 1 not present*]
- The PM recommended that the Board consider moving the Reserve Account balance to City National Bank. The PM will determine how the Board does this, verifying that at least two Board Members have current signature cards on the Union Bank account. The PM will also provide a breakdown of fees, incentives, interest rates, recommended type of account, and how the Board accesses the reserve funds once moved over.
- The Board reviewed the projected budget and monthly financials for 2021 and 2022.

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- **MOTION (Lee/Gallivan):** That the Board approves the Cagney Ranch Estates Homeowners Association 2022 Operating Budget with a \$12 increase in assessments to \$310.00 per month. *[Motion carried: 5 for, 0 against]*

Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM suggested transferring a portion of the Operating Account funds to the Reserve Account in January 2022, noting that such funds would then only be useable for reserve expenses.

Committee Reports:

- The Gate Committee chairperson addressed those present, concluding that installing a gate at the entrance to Longacre Blvd from Sesnon (or just past Classics Dr. on Sesnon Blvd) was not feasible or logistically possible due to the cost, near impossibility of getting 100% approval from our Membership, and the likely opposition to the gate by the Fire Department, Police, LADBS, and Granada Hills North Neighborhood Council.
- Although the Neighborhood Watch Committee was not present, those present discussed ways of increasing visible deterrents to prevent the many problems occurring on Sesnon Blvd. The President was asked to determine when the next LAPD Neighborhood Watch meeting for Basic Car 17A35 will be held. (The most recent one was held on October 12th at 17126 Orozco St.)

Old Business:

- The Board is optimistic that a final collections effort related to the Easement Agreement matter to recover legal expenses may be successful, based on updates from the attorney.
- The President informed the Board that LADWP had completed all refunds and account adjustments identified by Pacific Utility Audit, saving the HOA tens of thousands of dollars.
- The PM informed those present that a California HOA does not have the power to preemptively approve or deny a buyer from purchasing a property in the Association as Co-Op Condo Associations in New York apparently do.

New Business:

- The Board and those present discussed concerns about various disruptive and potentially illegal activities occurring regularly on Sesnon Blvd. Suggested solutions included asking the City to install some trash cans along the sidewalk; asking the City to install No Parking (after 6:00 p.m.) signs from Classics Dr to where it ends past Longacre Ave; coordinate with The Classics HOA to pick up trash; ask the City to install one or two speed bumps on Sesnon Blvd; and ask the HOA's landscaping company to pick up trash on Sesnon Blvd when it sees it there (possibly at a cost). The Board President reminded everyone that Sesnon Blvd is not under the HOA's

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jurisdiction, so any expenses required for the above would have to be given on an individual basis by any homeowners who wanted to participate and contribute independently. The Board directed the President to contact Councilman John Lee for assistance with these issues.

Next Meeting Date:

- The next Board meeting was scheduled for Wednesday, Nov. 17, 2021 at 6:00 p.m.

Adjournment:

- The President adjourned the General Session meeting at 7:26 p.m.

Approved by:

Eric Rosenberg, *President*

Date

Jason Lee, *Secretary*

Date