

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
December 14, 2021**

The Cagney Ranch Estates HOA General Session Board meeting was held on December 14, 2021 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:02 p.m. by President Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Curtis Harkless, *Treasurer*
Jason Lee, *Secretary*

Directors Absent: Megan Gallivan, *Vice-President*
Robert Minsky, *Member-at-Large*

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

Owners Present: None

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the October 20, 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 \$67,398.82, a Reserve Account balance of \$26,768.08, delinquent assessments of \$3,663.50, Owners' Equity of \$22,526.05, and Total Assets (Liabilities & Equity) of \$97,830.40.
- **MOTION (Rosenberg/Lee):** That the Board approves the Cagney Ranch Estates HOA financial reports for October 2021 and November 2021. [*Motion carried: 3 for, 0 against*]
- The PM reported that Union Bank is now Pacific Western Bank. 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 Pacific Western 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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Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM will ask Marina Landscaping to submit its \$11,520 invoice before the end of 2021 so that it won't impact next year's budget.
- The PM reported that Lantz Security could provide 5 hourly patrols per night all year 'round that would add \$146/mo to Owner assessments. The PM also reported that Lantz could provide a dedicated officer to monitor and control the community entrance for \$36/hr on designated nights. For example, if the Board wanted security for July 2-6, Thanksgiving, Christmas, and other days of the year when homeowners might be out of town or hooligans often cause trouble on Sesnon Blvd, a temporary gate or other access control could be set up with the guard on those nights from 10:00 p.m. to 7:00 a.m., costing \$324 per night (\$7.20 per Owner).

Committee Reports:

- No committees had any new information to report.

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.

New Business:

- The Board and those present discussed the new California law that allows HOAs to conduct their elections via Acclimation rather than by Secret Ballot if the number of Candidate Nominations received is the same as or fewer than the number of Director positions available. The President noted that a relevant notice was sent out to the Membership already (more than 90 days before Nominations are due) to preserve the HOA's right to do this in 2022.

Next Meeting Date:

- The next Board meeting is scheduled for Wednesday, March 30, 2022 at 6:00 p.m.

Adjournment:

- The President adjourned the General Session meeting at 6:32 p.m.

Approved by:

Eric Rosenberg, *President*

Date

Jason Lee, *Secretary*

Date