

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
March 30, 2022**

The Cagney Ranch Estates HOA General Session Board meeting was held on
March 30, 2022 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:06 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: N/A

Ross Morgan & Co. Representative: Priscilla Angel (“PM”)

Owners Present: One

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the December 14, 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 and announced the election results of the Annual Meeting. The President polled the Board and no one expressed any interest in running for a different officer position.

Vice-President's Report:

- The Vice-President had no additional items to discuss.

Treasurer's Report:

- As of February 28, 2022, the Association has an Operating Account balance of \$97,934.05, a Reserve Account balance of \$31,151.62, delinquent assessments of \$518.00, Owners' Equity of \$82,462.48, and Total Assets (Liabilities & Equity) of \$129,603.67.
- **MOTION (Gallivan/Minsky):** That the Board approves the C.R.E. HOA financial reports for December 2021, January 2022, and February 2022. [*Motion carried: 5 for, 0 against*]
- The PM recommended that the Board move the Reserve Account balance to City National Bank. The PM will verify that at least two Board Members have current signature cards on the Pacific Western Bank account and bring the necessary paperwork to the next meeting.
- The Board reviewed the 2021 final and 2022 projected budgets.

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Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM had no additional items to discuss

Committee Reports:

- No committees had any new information to report.

Old Business:

- Recovery of legal expenses related to the Easement Agreement matter concluded successfully.
- The Board asked the PM to provide at least two third-party quotes for moving the bollards and gate at the end of Sesnon closer to the intersection to prevent people from parking there.
- The Board asked the PM to provide bids from at least two security companies to erect barriers and provide community access control on Sesnon Blvd. near Classics Dr. on various occasions, such as over Memorial Day Weekend, Independence Day, Thanksgiving, Christmas, and on random occasions as funds allow. The hope is that this will cut down on unwanted activity on Sesnon such as racing and fireworks; discourage vehicle theft and vandalism in the community; and provide some security for Owners whose homes could be vacant over the holidays.
- Curt will investigate installing a security camera system at the bottom of Longacre Ave.

New Business:

- The Board and those present discussed bids received for Fire Access Road maintenance, brush clearance, and a required 2022 Reserve Study.

Next Meeting Date:

- The next Board meeting is scheduled for Monday, June 27, 2022 at 6:00 p.m.

Adjournment:

- The President adjourned the General Session meeting at 6:37 p.m.

Approved by:

Board President

Date

Board Secretary

Date