

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
August 25, 2022**

The Cagney Ranch Estates HOA General Session Board meeting was held on August 25, 2022 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*
Robert Minsky, *Secretary*
Curtis Harkless, *Treasurer*

Directors Absent: None

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

Owners Present: Two

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the June 27, 2022 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.

Board Vacancy:

- **MOTION (Gallivan/Harkless):** That the Board appoints Mr. Vincent Buenrostro, Owner of 18528 Shetland Place, to the Board as Member-at-Large. [*Motion carried: 4 for, 0 against*]

Vice-President's Report:

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

Treasurer's Report:

- **MOTION (Buenrostro/Harkless):** That the Board approves the following: “Be it resolved that Cagney Ranch Estates HOA authorizes Ross Morgan & Company, Inc. to record a lien on account #00212-2863 on behalf of the HOA.” [*Motion carried: 5 for, 0 against*]
- As of July 31, 2022, the Association has an Operating Account balance of \$82,998.93, a Reserve Account balance of \$35,665.07, delinquent assessments of \$1,954.64, Owners' Equity of \$81,520.09, and Total Assets (Liabilities & Equity) of \$120,608.64.
- **MOTION (Gallivan/Minsky):** That the Board approves the C.R.E. HOA financial reports for June 2022 and July 2022. [*Motion carried: 5 for, 0 against*]

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Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM will request quote(s) for repairing the damage done when a vehicle crashed into the gate at the end of Sesnon Blvd (just past Longacre Ave).

Committee Reports:

- No committees had any new information to report.

Old Business:

- The 2022 reserve study was delivered to the Board. The conclusions will be discussed at the next meeting when the Board considers approving the 2023 operating budget.
- The Board has not received a report yet from Curt who asked to investigate the feasibility of installing a security camera system at the bottom of Longacre Ave.
- No changes were proposed to the HOA's Rules & Regulations regarding landscape maintenance during a drought. The Board will discuss this more at the next meeting.

New Business:

- The sale of nearly 5 acres of land, APN #2601-030-057, just south of 12311 Longacre Ave and 12301 Longacre Ave is in escrow. The seller is Edmund B. Lohr, Jr. of Carnevale Properties LLC (*not* David and Dorina Lemley). The Board discussed reaching out to the buyer after closing via his or her realtor.

Next Meeting Date:

- The next Board meeting is scheduled for Thursday, October 20, 2022 at 6:00 p.m.

Adjournment:

- The President adjourned the General Session meeting at 6:44 p.m.

Approved by:

Board President

Date

Board Secretary

Date