

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
October 20, 2022**

The Cagney Ranch Estates HOA General Session Board meeting was held on  
October 20, 2022 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:01 p.m. by President Eric Rosenberg.

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

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

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

**Owners Present:** None

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

- By unanimous consent, the Board approved the August 25, 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.

**Vice-President's Report:**

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

**Treasurer's Report:**

- As of September 30, 2022, the Association has an Operating Account balance of \$84,827.76, a Reserve Account balance of \$37,474.55, delinquent assessments of \$3,084.43, Owners' Equity of \$89,645.41, and Total Assets (Liabilities & Equity) of \$125,386.74.
- **MOTION (Gallivan/Minsky):** That the Board approves the C.R.E. HOA financial reports for August 2022 and September 2022. [*Motion carried: 4 for, 0 against*]
- **MOTION (Gallivan/Buenrostro):** That the Board approves transferring \$20,000 from the Operating Account to the Reserve Account. [*Motion carried: 4 for, 0 against*]
- **MOTION (Minsky/Gallivan):** That the Board approves the proposed 2023 Operating Budget. [*Motion carried: 4 for, 0 against*]
- The Board directed the PM to ask the HOA's bank to increase the interest rates on all accounts.

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**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The PM presented quote(s) for repairing the damage done when a vehicle crashed into the gate at the end of Sesnon Blvd (just past Longacre Ave).
- The Board directed the PM to ask Pest Options to check for rats in the Longacre planters.

**Committee Reports:**

- The Architectural Committee approved an architectural application.
- The Architectural Committee asked the Board's advice on a questionable wall installation.

**Old Business:**

- Due to the ongoing drought, the Board approved sending a letter to Owners reminding them that the CC&Rs require everyone to adequately maintain their front yards, and drought-tolerant landscaping would be encouraged.
- The sale of nearly 5 acres of land, APN #2601-030-057, just south of 12311 Longacre Ave and 12301 Longacre Ave closed escrow. The buyers were Reuben and Aida Medina (not married). The Board discussed reaching out to the buyers via their realtor.
- The Board hasn't received a report yet from Curt who asked to investigate the feasibility of installing a security camera system at the bottom of Longacre Ave.

**New Business:**

- The Board discussed scheduling for the 2023 HOA Annual Meeting and election.

**Next Meeting Date:**

- The next Board meeting is scheduled for Thursday, January 19, 2023 at 6:00 p.m.
- The Annual Meeting is scheduled for Thursday, March 30, 2023 at 6:00 p.m.

**Adjournment:**

- The President adjourned the General Session meeting at 7:01 p.m.

Approved by:

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*Board President*

Date

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*Board Secretary*

Date