

**CAGNEY RANCH ESTATES HOA  
BOARD MEETING MINUTES  
GENERAL SESSION  
March 30, 2023**

The Cagney Ranch Estates HOA General Session Board meeting was held on  
March 30, 2023 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:19 p.m. by President Eric Rosenberg.

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

**Directors Absent:** None

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

**Owners Present:** One

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

- By unanimous consent, the Board approved the January 19, 2023 General Session meeting minutes as written.

**Owner Forum / Public Comment:**

- No Owners present chose to provide public comment.

**President's Report:**

- The President convened the Organizational Meeting. The officers of the Board were asked if any wanted to run for a different office. All Directors chose to remain in their current office.
- 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:**

- **MOTION (Gallivan/Buenrostro):** That the Board approves proceeding with the Trustee Sale of delinquent Owner account #00212-2863; chooses Witkin & Neal's foreclosure option #1; and agrees to pay its fees and costs of \$1,792.00. [*Motion carried: 5 for, 0 against*]
- **MOTION (Minsky/Harkless):** That the Board approves recording a Lien on delinquent Owner account #00207-5169, currently \$1,792.16 in arrears. [*Motion carried: 5 for, 0 against*]
- As of February 28, 2023, the Association has an Operating Account balance of \$86,749.39, a Reserve Account balance of \$62,609.56, delinquent assessments of \$5,993.38, Owners' Equity of \$132,191.59, and Total Assets (Liabilities & Equity) of \$155,352.33.
- **MOTION (Gallivan/Buenrostro):** That the Board approves the C.R.E. HOA financial reports for January 2023 and February 2023. [*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 solicit new quotes for repairing the end-of-Sesnon Blvd dead end barrier and adding some bollards since RM Building Maintenance never did the job.
- The Board asked the PM to contact City National Bank and demand a better Reserve Account interest rate than the current 0.150% APY.

**Committee Reports:**

- No Committees had anything to report.

**Old Business:**

- The repair for the gate at the end of Sesnon Blvd is complete. The repair of the surveillance cameras at Sesnon & Longacre are complete. The repair for the irrigation controller was delayed due to problems with obtaining a permit because of the controller's unusual address, but should be completed next week. The wooden barrier at the end of Sesnon still requires repair.

**New Business:**

- The Board reviewed Marina Landscaping's brush clearance proposal and determined it was reasonable. No Owners present raised any concerns about the cost.
- Because several Owners had recently reported multiple instances of missing and/or stolen USPS mail in February, the Board authorized the purchase and installation of a Ring Spotlight Cam to surveil the mailboxes, kindly hosted by a nearby Owner on their Ring account.

**Next Meeting Date:**

- The next Board meeting is scheduled for Wednesday, July 12, 2023 at 6:00 p.m.

**Adjournment:**

- The President adjourned the General Session meeting at 7:24 p.m.

Approved by:

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*Board President*

Date

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*Board Secretary*

Date