

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
July 12, 2023**

The Cagney Ranch Estates HOA General Session Board meeting was held on July 12, 2023 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*
Curtis Harkless, *Treasurer*
Robert Minsky, *Secretary*
Vincent Buenrostro, *Member-at-Large*

Directors Absent: None

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

Owners Present: 12410 Longacre Ave, 12540 Longacre Ave,
12478 Longacre Ave, 12436 Longacre Ave,
12301 Longacre Ave, 12448 Longacre Ave,
12380 Longacre Ave, 12370 Longacre Ave,
12510 Longacre Ave, 12334 Longacre Ave,
18571 Caspian Ct, and 18515 Oldenburg Ln

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the March 30, 2023 General Session meeting minutes as written.

Owner Forum / Public Comment:

- An Owner suggested that the HOA should plan a meet your neighbor function for the community.
- An Owner asked if video from the main entrance cameras was sent to the police when people drag racing, doing donuts, dumping trash, or setting off fireworks was recorded. The President answered that the HOA does send such video to the police, but LAPD does not take action on recordings of criminal activity since an officer hasn't personally witnessed the crime. However, when a serious crime occurs, the video could help LADP capture or prosecute a criminal.
- Some Owners asked about the metal Enviroblind shutters some neighbors have installed for security, wind mitigation, and fire protection.
- An Owner suggested that the Board promote and distribute a public contact list for Members who choose to opt in and share their email addresses, phone numbers, etc.
- An Owner suggested that the Board throw a block party for the community to encourage residents to meet their neighbors.

President's Report:

- The President summarized the most recent Executive Session meeting. A Member asked why one of the items was authorization of a Trustee Sale. The President explained that the Board had to vote on the authorization after an Owner failed to pay his assessments for over a year

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and all other collection efforts required by the Association's Collection Policy failed. However, the President was pleased to report that the steps taken did result in the Owner bringing his account current in time to avoid the Trustee Sale.

Vice-President's Report:

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

Treasurer's Report:

- As of June 30, 2023, the Association has an Operating Account balance of \$86,809.86, a Reserve Account balance of \$67,608.74, delinquent assessments of \$4,831.84, Owners' Equity of \$132,191.59, and Total Assets (Liabilities & Equity) of \$159,250.44.
- **MOTION (Minsky/Gallivan):** That the Board approves the C.R.E. HOA financial reports for March 2023, April 2023, May 2023, and June 2023. [*Motion carried: 5 for, 0 against*]

Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM reported that LADWP has almost completed the meter repair for 18570 Sesnon Blvd.
- The PM said he would ask Marina Landscaping to provide additional brush clearance clean-up.
- The PM reported that the cost of removing or painting over graffiti on the retaining walls along the horse trails would be approximately \$6,000. The Board declined to act on the proposal since a blank canvas would likely encourage even more taggers to vandalize the walls, and it's unclear whether those walls are owned by the City of Los Angeles, LADWP, or the Association.

Committee Reports:

- The Architectural, Neighborhood Watch, and Governing Documents committees did not present any reports.
- Ignacio Rodriguez was appointed Chairperson of the Outreach Committee and Vick Najaryan was appointed a member of the Outreach Committee. As its first task, the Committee hopes to curate a public email & phone list of all Members willing to opt in.

Old Business:

- Since the U.S. Postal Service replaced the master locks on the community mailboxes, no one has reported missing or stolen mail. The camera installed across from the mailboxes has not captured video of anyone trying to break in or vandalize the mailboxes. An Owner suggested placing a cage around the mailboxes. Another Owner suggested moving the mailboxes farther down the street. The Secretary noted that a locked cage could prevent the Post Office from delivering mail at all. The President noted that he wasn't aware of any additional easements that would allow the Association to move the mailboxes, and that USPS would have to approve the move if it was even possible to do so.

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- The Board reviewed guidance from Association legal counsel regarding the recent private sale of 0 Longacre Avenue (below the Longacre Ave lower cul-de-sac and outside the Cagney Ranch Estates HOA community) to a couple who intend to build a house on the property. Concerns were raised about construction equipment, Fire Road access, brush clearance, and disruptions to some homeowners' views. The Secretary recommended taking before and after photos of all community streets for insurance and liability purposes. An Owner asked if the construction would result in any of the Fire Access Road gates being removed, moved, or changed. The President reported that Association counsel confirmed the HOA would have to continue brush clearance in those areas (since the easement runs with the land). An Owner asserted that since Longacre Ave was a public road, the HOA probably wouldn't have any means to stop the new owner from using the street for construction equipment and driveway access. The President reported that the HOA's attorney stated the new owners could be granted an "Easement by Necessity" over the Fire Access Road if other access to their property was unavailable due to topography. Rather than spend \$3,450 on attorney's fees trying to determine if the Association had any way to stop construction of a house on that parcel, the Board decided to invite the new owners to an Executive Session meeting and try to open up a friendly dialog first.

New Business:

- The Board discussed a proposed revision to the HOA's *Enforcement Policy & Schedule of Fines*. 12 Member households were represented in person, plus the 5 Directors' Member households. The Board received feedback on this proposal via e-mail from 1 additional Member. The Board did not receive feedback from the other 27 Member households. After a very long discussion, the Board did not approve the updated policy since most Members present were opposed to the various revisions and fine levels. The President said the Board would offer 2-3 additional policy revisions at its October 4th meeting and thanked those present for their active participation.
- Discussion of the horse trail retaining wall graffiti occurred during Management's report.

Next Meeting Date:

- The next Board meeting is scheduled for Wednesday, October 4, 2023 at 6:00 p.m.

Adjournment:

- The President adjourned the General Session meeting at 8:06 p.m.

Approved by:

Board President

Date

Board Secretary

Date