

**CAGNEY RANCH ESTATES HOA
BOARD MEETING MINUTES
GENERAL SESSION
October 4, 2023**

The Cagney Ranch Estates HOA General Session Board meeting was held on October 4, 2023 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 6:02 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,
12448 Longacre Ave, 12334 Longacre Ave, and
18522 Oldenburg Ln

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the July 12, 2023 General Session meeting minutes as written.

Owner Forum / Public Comment:

- Owners reserved their comments for Old Business and New Business.

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 August 31, 2023, the Association has an Operating Account balance of \$98,624.33, a Reserve Account balance of \$70,357.35, delinquent assessments of \$4,943.74, Owners' Equity of \$142,354.47, and Total Assets (Liabilities & Equity) of \$173,925.42.
- **MOTION (Gallivan/Harkless):** That the Board approves the C.R.E. HOA financial reports for July 2023 and August 2023. [*Motion carried: 5 for, 0 against*]
- **MOTION (Harkless/Buenrostro):** That the Board approves the proposed Operating Budget for 2024, keeping assessments at \$310/mo. [*Motion carried: 5 for, 0 against*]

Secretary's Report:

- The Secretary had no additional items to discuss.

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Management Company’s Report:

- 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 believes 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. However, since the HOA has a surplus this year, it may choose to remove the graffiti anyway.
- The PM presented a catalog for secure mailbox enclosures for the Board to consider. However, it was also noted that USPS updating its master keys at the current mailboxes seems to have solved the problem with recent mail thefts.

Committee Reports:

- The Architectural, Neighborhood Watch, and Governing Documents committees did not present any reports.
- The Outreach Committee reported that it only collected a few Owners’ contact information for the public list. When asked how to propose an event, the Board President noted that the Committee just needed to submit an event proposal and budget to the Board for approval.

Old Business:

- The Board reported that several of its members met with the two owners of 0 Longacre Ave and had a good discussion about their plans. The proposed house location is not expected to block the view of anyone in Cagney Ranch Estates. However, some assertions about the Fire Access Road and brush clearance by the new owners need verification.
- **MOTION (Gallivan/Harkless):** That the Board authorizes attorneys of Richardson | Ober to obtain a \$300 LotBook Report on APN 2601-030-057 and spend up to \$1,000 researching the Board’s concerns. [*Motion carried: 5 for, 0 against*]
- The Board discussed three proposed revisions to the *Enforcement Policy & Schedule of Fines*. Consensus could not be reached, so a new proposal will be presented at the next meeting.
- Discussion of the horse trail retaining wall graffiti occurred during Management’s report.

New Business / Next Meeting Date:

- The next Board meeting is scheduled for Wednesday, January 31, 2024 at 6:00 p.m.
- The Annual Meeting is scheduled for Wednesday, March 13, 2023 at 6:00 p.m.

Adjournment:

- The President adjourned the General Session meeting at 7:11 p.m.

Approved by:

Board President

Date

Board Secretary

Date