

DRAFT

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

The Cagney Ranch Estates HOA General Session Board meeting was held on December 4, 2023 via Zoom videoconference

The meeting was called to order at 8:15 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: none

Owners Present: none

Approval of Previous Meeting's Minutes:

- By unanimous consent, the Board approved the October 4, 2023 General Session meeting minutes as written.

Owner Forum / Public Comment:

- No Owners were present to speak.

President's Report:

- The President summarized the most recent Executive Session meeting, including that the Board voted to authorize a Notice of Default and initiate foreclosure on Owner account #00207-5169.

Vice-President's Report:

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

Treasurer's Report:

- As of October 31, 2023, the Association has an Operating Account balance of \$83,837.96, a Reserve Account balance of \$73,114.49, delinquent assessments of \$7,191.24, Owners' Equity of \$145,111.61, and Total Assets (Liabilities & Equity) of \$164,143.69.
- **MOTION (Gallivan/Minsky):** That the Board approves the C.R.E. HOA financial reports for September 2023 and October 2023. [*Motion carried: 4 for, 0 against*]

Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- At the behest of management, the Board discussed transferring some money from the Operating Account to a Certificate of Deposit to earn more interest on the funds.

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

Old Business:

- The graffiti on the horse trail walls has been painted over by the City of LA, thanks to the proactive efforts of Owner Mario Larrabure.

New Business:

- **MOTION (Rosenberg/Buenrostro):** That the Board authorizes placing a Lien on Owner acct #00212-2863 per CA Civil Code § 4000 et seq. [Motion **carried: 4 for, 0 against**]

Adjournment:

- The President adjourned the General Session meeting at 8:32 p.m.

Approved by:

Board President

Date

Board Secretary

Date