

**CAGNEY RANCH ESTATES HOA
SPECIAL MEETING MINUTES
NOVEMBER 8, 2017**

A Special Meeting of the Cagney Ranch Estates HOA was held on
November 8, 2017 at 12458 Longacre Avenue in Granada Hills, California.

OFFICIALS IN ATTENDANCE: Eric Rosenberg, *President*
Megan Gallivan, *Vice-President*
Curtis Harkless, *Treasurer*
Sam Dorgalli, *Secretary*
Saleem Shah, *Member-at-Large*
Tony Barbarotto, *Ross Morgan & Company (“RM&C”)*

OFFICIALS ABSENT: None

MEMBER SIGN-IN: Starting at 5:45 p.m., Tony Barbarotto from RM&C signed in Members present in person, by ballot, or proxy. Two homeowners attended in person.

CALL TO ORDER: The Special Meeting was called to order at 6:01 p.m.

APPOINTMENT OF INSPECTOR OF ELECTION: Tony Barbarotto was chosen as Inspector of Election (“Inspector”) by unanimous consent of the Members present.

PROOF OF NOTICE OF MEETING: The Inspector verified that proper notice was duly sent to all Members of record.

ESTABLISH QUORUM: The Inspector confirmed that quorum was achieved with 38 votes received.

PURPOSE OF MEETING: Tony Barbarotto explained to all present that the purpose of this Special Meeting was to facilitate an election for the Membership to decide whether to approve revised and restated CC&Rs and Bylaws as drafted by the Governing Documents Committee.

APPROVAL OF PREVIOUS MEETING MINUTES: By unanimous consent, the Members present approved the August 16, 2017 Annual Meeting meeting minutes as written.

MEMBER FORUM: No members chose to speak during the Member Forum.

ELECTION: The Inspector requested submission of all ballots and the Members closed the polls.

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ANNOUNCEMENT OF ELECTION RESULTS:

1. **CC&Rs:** By an affirmative vote of 36 to 1 (with one abstention), the Membership approved the proposal to adopt the Second Amended and Restated CC&Rs of Cagney Ranch Estates.
2. **Bylaws:** By an affirmative vote of 37 to 1, the Membership approved the proposal to adopt the Second Amended and Restated Bylaws of Cagney Ranch Estates.

ADJOURNMENT: With no further business pending, the Special Meeting was adjourned at 6:09 p.m.

Approved by:

Eric Rosenberg, *President* Date
Cagney Ranch Estates Homeowners Association

Sam Dorgalli, *Secretary* Date
Cagney Ranch Estates Homeowners Association