CAGNEY RANCH ESTATES HOA SPECIAL MEETING MINUTES DECEMBER 20, 2017

A Special Meeting of the Cagney Ranch Estates HOA was held on December 20, 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 Tony Barbarotto, Ross Morgan & Company ("RM&C")

OFFICIALS ABSENT: Saleem Shah, Member-at-Large

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

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

<u>APPOINTMENT OF INSPECTOR OF ELECTION:</u> 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 27 votes received.

- **<u>PURPOSE OF MEETING</u>**: 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.
- **<u>APPROVAL OF PREVIOUS MEETING MINUTES:</u>** By unanimous consent, the Members present approved the November 8, 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. Articles of Incorporation: By an affirmative vote of 26 to 1, the Membership approved the proposal to adopt the First Amended Articles of Incorporation of Cagney Ranch Estates.

BOARD VOTE:

1. Articles of Incorporation: By a vote of 3 for and 1 against, a majority of the Board's total voting power adopted the First Amended Articles of Incorporation of Cagney Ranch Estates.

ADJOURNMENT: With no further business pending, the Special Meeting was adjourned at 6:04 p.m.

Approved by:

March 21, 2018 Eric Rosenberg, President Date

Cagney Ranch Estates Homeowners Association

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