

**CAGNEY RANCH ESTATES HOA  
ANNUAL MEETING MINUTES  
MARCH 21, 2018**

The Annual Meeting of the Cagney Ranch Estates HOA was held on  
March 21, 2018 at 12458 Longacre Avenue in Granada Hills, California.

**OFFICIALS IN ATTENDANCE:** Eric Rosenberg, *President*  
Megan Gallivan, *Vice-President*  
Tony Barbarotto, *Ross Morgan & Company (“RM&C”)*

**OFFICIALS ABSENT:** Saleem Shah, *Member-at-Large*  
Curtis Harkless, *Treasurer*  
Sam Dorgalli, *Secretary*

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

**CALL TO ORDER:** The Annual Meeting was called to order at 6:03 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 stated quorum was achieved with 37 ballots/proxies received.

**PURPOSE OF MEETING:** Eric Rosenberg explained to all present that the purpose of this Annual Meeting was to elect a Board of Directors, to decide whether to approve updated CC&Rs and Bylaws as proposed by the Governing Documents Committee, and to consider approving IRS Ruling 70-604 for 2018; and that no other business would be conducted.

**APPROVAL OF PREVIOUS MEETING MINUTES:** By unanimous consent, the Members present approved the December 20, 2017 Special Meeting minutes as written with one correction to the date shown in the footer.

**NOMINATIONS:** Eric Rosenberg [*incumbent*], Jason Lee, Curtis Harkless [*incumbent*], Megan Gallivan (for Kevin Gallivan) [*incumbent*], Sam Dorgalli [*incumbent*], and Deepak Chhatwal previously submitted their names for the ballot. The Inspector called for nominations from the floor, and Rose Korhonian nominated Vic Korhonian. The Inspector pointed out that write-in candidates on any Member’s ballot are considered nominated even if not submitted previously.

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**CANDIDATE FORUM:** No candidates chose to speak during the Candidate Forum.

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

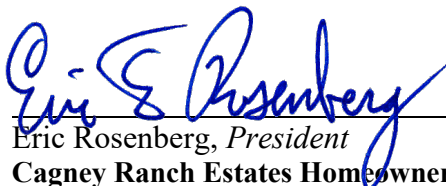
**ELECTION:** The Inspector requested submission of all ballots and the polls were closed at 6:07 p.m.

**ANNOUNCEMENT OF ELECTION RESULTS:**

- 1. Board members:** The top five vote recipients noted hereafter were each elected to one-year terms: Eric Rosenberg, Megan Gallivan, Curtis Harkless, Jason Lee, and Vic Korhonian.
- 2. Third Amended and Restated CC&Rs and Bylaws:** The proposed updated governing documents was approved by a vote of 34 in favor, 0 opposed, and 3 abstentions.
- 3. IRS Ruling 70-604:** The resolution – in favor of rolling over any surplus funds at the end of the budget year to the next year’s budget to reduce the potential tax liabilities – was approved by a vote of 35 in favor, 0 opposed, and 2 abstentions.

**ADJOURNMENT:** With no further business pending, the Annual Meeting was adjourned at 6:17 p.m.

Approved by:

  
Eric Rosenberg, *President*                      March 6, 2019  
Cagney Ranch Estates Homeowners Association                      Date

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Jason Lee, *Secretary*                              Date  
Cagney Ranch Estates Homeowners Association