

**CAGNEY RANCH ESTATES HOA  
ANNUAL MEETING MINUTES  
MARCH 30, 2020**

The Annual Meeting of the Cagney Ranch Estates HOA was held on  
March 30, 2020 at 12458 Longacre Avenue in Granada Hills, California.

**OFFICIALS IN ATTENDANCE:** Eric Rosenberg, *President*  
Megan Gallivan, *Vice-President*  
Jason Lee *Secretary (via video conference)*  
Curtis Harkless, *Treasurer (via video conference)*  
Robert Minsky, *Member at Large (via video conference)*  
Vincent Buenrostro, *Inspector of Election (the “Inspector”)*  
Tony Barbarotto, *Ross Morgan & Company (the “PM”)*

**OFFICIALS ABSENT:** N/A

**MEMBER SIGN-IN:** Starting at 5:45 p.m., the Inspector and PM signed in those Members who were present in person, by ballot, or proxy. Four homeowners attended via video conference.

**CALL TO ORDER:** The Annual Meeting was called to order at 6:00 p.m.

**APPOINTMENT OF INSPECTOR OF ELECTION:** Prior to this meeting, Vincent Buenrostro was chosen as the impartial Inspector of Election to collect ballots and oversee the vote count.

**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 25 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 consider a proposed Special Assessment, and to consider approving IRS Ruling 70-604 for 2019; and that no other business would be conducted.

**APPROVAL OF PREVIOUS MEETING MINUTES:** By unanimous consent, the Members present approved the March 6, 2019 Annual Meeting minutes as written.

**NOMINATIONS:** Eric Rosenberg [*incumbent*], Jason Lee [*incumbent*], Curtis Harkless [*incumbent*], Megan Gallivan [*incumbent*], and Vic Korhonian [*incumbent*] previously submitted their names for the ballot. The Inspector called for nominations from the floor but no one responded. The Inspector pointed out that write-in candidates on any Member’s ballot are considered nominated even if not submitted previously. Juan Hernandez was nominated by write-in.

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

