

**CAGNEY RANCH ESTATES HOA  
ANNUAL MEETING MINUTES  
MARCH 31, 2021**

The Annual Meeting of the Cagney Ranch Estates HOA was held on  
March 31, 2021 at 12458 Longacre Avenue in Granada Hills, California.

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

**OFFICIALS ABSENT:** N/A

**MEMBER SIGN-IN:** Starting at 5:45 p.m., the PM signed in those Members who were present in person, by ballot, or proxy. One homeowner 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, due to COVID concerns, the PM was chosen as the 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 29 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 and to consider approving IRS Ruling 70-604 for 2021; and that no other business would be conducted.

**APPROVAL OF PREVIOUS MEETING MINUTES:** By unanimous consent, the Members present approved the March 30, 2020 Annual Meeting minutes as written.

**NOMINATIONS:** Eric Rosenberg [*incumbent*], Jason Lee [*incumbent*], Curtis Harkless [*incumbent*], Megan Gallivan [*incumbent*], and Robert Minsky [*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 a write-in candidate on any Member's ballot is considered nominated even if not submitted previously; however, no one was nominated by write-in.

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

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**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 6:05 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 Robert Minsky.
- 2. 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 24 in favor, 0 opposed, and 1 abstention.

**ADJOURNMENT:** With no further business pending, the Annual Meeting was adjourned at 6:11 p.m.

Approved by:

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

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