

**THE TERRACE AT CANYON HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING OF THE MEMBERSHIP
SEPTEMBER 24, 2020
MINUTES**

- NOTICE** - With due notice given and received, the Terrace at Canyon Hills Homeowners Association held the Annual Membership Meeting on Thursday, September 24, 2020. The Meeting was held at 6:30 P.M. via Zoom virtual meeting.
- PRESENT**
- Marlene Eckstein, President
Kim Fields, Vice President
Frank Aronoff, Treasurer
Mark Badran, Secretary
David Golbahar, Member at Large
- Eric Fordyce, Platinum Management Group
Erica Healey, Platinum Management Group
Three (3) Homeowners, Inspectors of Election
- ABSENT** None
- PURPOSE OF MEETING**
- The Board President announced that the purpose of the meeting was to elect five (5) candidates to the Board of Directors for a one (1) year term. Also, and to vote on the IRS Revenue Rulings 70-604, 75-370, and 75-371, which will allocate any surplus operating funds to the Reserve at the fiscal year end, based upon the auditor's report to the reserves.
- INSPECTOR OF ELECTIONS**
- Three (3) homeowners were introduced as Inspectors of Election – Rob Alen, Mary Roman and Steve Telish.
- ANNOUNCEMENT OF QUORUM**
- Inspectors of Election announced that a quorum had been obtained with eighty-six (86) sealed ballots received.
- CALL TO ORDER**
- The meeting was called to order by the Marlene Eckstein, President, at 5:50 P.M. with quorum of the Members present.
- PRESENTATIONS BY THE CANDIDATES**
- The candidates present all said a few words regarding their nomination for the Board of Directors and their qualifications to be part of the Board of Directors.
- VOTING PROCEDURES**
- Management explained the voting procedures involving cumulative voting. Homeowners may cast their votes all for one (1) candidate or cast up to five (5) votes for a candidate. Total number of votes cannot exceed five (5). No fractional voting is permitted.

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BALLOTING The Membership was asked to cast their ballots and deposit them, in the official sealed envelopes, with the Inspector of Election. Following casting and collection of the ballots, a motion was made and duly seconded to close the balloting. The motion passed unanimously.

**MINUTES OF THE
PRECEDING**

ANNUAL MEETING Marlene Eckstein addressed the Membership and requested a motion to read or waive the reading of the minutes of the previous Annual 2019 Election Meeting. A motion was made by Marlene Eckstein and seconded by Frank Aronoff to waive the reading of the minutes. The motion passed unanimously.

OPEN FORUM There were twelve (12) homeowners in attendance. Homeowners brought to the Board's attention questions regarding pool rules, information boxes, landscaping, and parking.

SUSPENSION The Annual Meeting was suspended at 7:38 p.m. to enter the general session meeting.

RECONVINED The Annual Meeting was reconvened at 9:25 p.m.

**ELECTION
RESULTS**

Following the tabulation of the votes, the Inspectors of Election presented the results of the balloting to the chair. The following vote was announced to the Membership:

Board Candidates:

Amir Maloumi, thirty-six (36) votes

Brad Harke, sixty-six (66) votes

David Golbahar (Incumbent), forty-five (45) votes

Frank Aronoff (Incumbent), fifty-two (52) votes

Kim Fields (Incumbent), seventy-three (73) votes

Marcia Hollander, twenty-three (23) votes

Marlene Eckstein (Incumbent), seventy-seven (77) votes

Sheila Dakin, fifty-four (54) votes

IRS Revenue Rulings 70-604, 75-370, and 75-371:

Seventy-nine (79) Votes in Favor

One (1) Votes Against

Six (6) Votes Abstaining

Management announced that Marlene Eckstein (Incumbent), Kim Fields (Incumbent), Frank Aronoff (Incumbent), Brad Harke and Sheila Deakin received the highest number of votes and were duly elected to the Board of Directors.

The proposal for the IRS Revenue Rulings 70-604, 75-370, and 75-371 passed by majority vote.

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ADJOURNMENT There being no further business to come before the Membership at this time, a motion was made and duly seconded to adjourn the Annual Membership Meeting at 9:27 p.m. The motion carried unanimously. The annual

ATTEST



President

Secretary