

PLAINTIFF'S EXHIBIT INDEX

William Mills, Trustee v. Cantrice Court Condominium Owners' Association Election Disqualification - Exhibits 1-11

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EXHIBIT 1

2025 Board Election Minutes

April 22, 2025 minutes identifying three Board seats as open, followed by June 24, 2025 minutes recording that Stephen Taub and William Mills were elected by acclamation.

Source: Apr. 22 p.1; June 24 pp.1-3

Cantrice Court HOA c/o California HOA Solutions

Minutes for Open Session Meeting

Date of Meeting: Tuesday, April 22, 2025

Time: 6:32 PM

Location: Via Zoom - The Zoom link is at the bottom of this notice.

Call to Order at 6:35 pm

Roll Call Board Members

Mark Reynders (President) – present

Andrew Jurbala (VP) – present

Michael Rothman (member at large) – present

Morgan Tlimiraos – present

Trever Fong – (Secretary/Treasurer) present

Other attendees:

Kevin Laughlin - property management

Sam Shewa - property management

Approval of Agenda: Approved by all board members present, without amendment

Approval of Minutes from April 15, 2025 meeting: Approved

Meeting Purpose

Zoom meeting to discuss board electing new officers, upcoming election, and various community maintenance issues.

Key Takeaways

- Board elected the following new officers: Mark as President, Andy as VP, Trever as Secretary and Treasurer
- Election for 3 board seats (Andy's, Mike's, Morgan's) planned for end of July/early August
- Gutter cleaning scheduled for early June; considering adding gutter screens
- Monthly gopher control service added to pest control contract
- Sidewalk trip hazard assessment planned with concrete specialist

Topics

Board Election of new Officers

- Mark Reynders elected as new President
- Andy stepping down as President after 4-5 years, elected as new Vice President
- Trever elected as Secretary and Treasurer

Cantrice Court HOA c/o California HOA Solutions

Minutes for Open Meeting

Date of Meeting: Tuesday, June 24th, 2025

Time: 5:30 PM

Location: Via Zoom - The Zoom link is at the bottom of this notice.

Call to Order at 5:33 pm

Roll Call Board Members

Mark Reynders (President) – present

Andrew Jurbala (VP) – present

Michael Rothman (member at large) – not present

Trever Fong – (Secretary/Treasurer) present

Other attendees:

Kevin Laughlin - property management

Approval of Agenda: Approved by all board members present, without amendment

Approval of Minutes from May 27th, 2025 meeting: Approved Meeting Purpose
Zoom meeting to discuss board electing new officers, upcoming election, and various community maintenance issues.

Meeting Purpose

- Conduct June 24th Country's Court COA meeting, discuss ongoing projects, and elect new board members.

Key Takeaways

- Financial update: Operating fund \$37,776.87, reserve accounts \$523,961
- Major projects in progress: gutter cleaning, roof repairs/maintenance, concrete/asphalt work
- Stephen Taub and William Mills elected to board by acclamation
- Labor Day pool event planned for community gathering (4-7 PM, Sept 1)

Topics

Financial Update

- Operating fund: \$37,776.87
- Reserve accounts: \$523,961

Cantrice Court HOA c/o California HOA Solutions

Gutter Cleaning

- Project to proceed as discussed in executive session
- Updated estimate pending due to potential material cost changes
- Work to start June 30th, lasting several days
- Notices to be sent to affected areas/buildings in advance

Roof Maintenance

- Two firm, complete quotes received for fixing leaks and maintaining all roofs
- Board filtering through options, deciding on scope and funding
- Aim to complete leak repairs, replacements, and maintenance before rainy season (summer/early fall)
- Gutters to be cleaned first, as recommended by roofers

Trip Hazards, Sidewalks, and Driveways

- Concrete company estimate received for one specific trip hazard
- Mark walked property to identify other hazards
- Residents encouraged to email Kevin with photos/locations of known hazards
- Second quote being sought for trip hazards and general concrete repairs

Codes, Concrete, and Asphalt

- Multiple estimates being collected for various scopes of work
- Professional guidance sought on immediate needs vs. future repairs
- Some work planned for this summer

Labor Day Pool Event (September 1st)

- Tentative time: 4-7 PM
- Taco truck and ice cream service being considered
- Aim to gather community, welcome new neighbors
- First attempt to reinstate regular community events

Election of Board Directors

- Stephen Taub and William Mills elected by acclamation

Cantrice Court HOA c/o California HOA Solutions

- Effective end of meeting
- Andy and Mike thanked for their years of service

Next Steps

- Proceed with gutter cleaning project starting June 30th
- Continue gathering and evaluating estimates for roof, concrete, and asphalt work
- Plan details for Labor Day pool event
- Investigate drain hazards in common areas as raised by residents
- Address pine saplings on hillside with landscaper
- Fix approximately 20 driveway lights and several building lights that are out

Adjournment at 6:04 pm

Trever Fong

Trever Fong Secretary/Treasurer

EXHIBIT 2

Board Disqualification and Insurance Communications

September 1, 2026 Reynders email stating the proposed misdemeanor/D&O disqualification, followed by September 5, 2026 insurance correspondence concerning the asserted insurance basis.

Source: Sept. 1 email; Sept. 5 excerpt

CC COA: Offer of IDR concerning disqualification for candidate for Board

From MARK REYNDERS <ctreynders@aol.com>
To William Mills <wmills99@protonmail.com>
CC Johanna Deleissegues <jdeleissegues@adamsstirling.com>
Date Tuesday, September 1st, 2026 at 10:40 PM

Dear Mr. Mills,

The Association offers Internal Dispute Resolution (IDR) to explain that the Association intends to disqualify you as a candidate for election to the Board of Directors because the Association can't renew its D&O policy due to your prior financial misconduct and misdemeanor if you were to be elected to the Board of Directors. Before the Association makes a final determination regarding your disqualification, you are being provided the opportunity to participate in IDR.

The Board is able to meet for IDR with you generally with 24-36 hour notice most days between Sept 2 and Sept 10. The meeting should be held no later than Sept 10 (Thur) before midnight.

The Board designates Mark Reynders to represent the Board.

Please reply to this email with the date(s) and time(s) you are available?

Sincerely,

Cantrice Court COA Board of Directors

You have stated that you are the Board's designated representative but that Mr. Jones will also attend.

Please state whether Mr. Jones is attending as an additional Association representative, a person assisting you, a witness, or a director who may later participate in my statutory appeal to the full Board.

I will attend IDR and participate in good faith.

I do not agree that the Association has established lawful grounds for disqualification. Nothing about my participation constitutes consent to the Association's characterization of the facts, acceptance of the proposed disqualification, waiver of my candidacy, or waiver of any rights or remedies.

If the Association issues an adverse IDR resolution that I do not agree to, **I expressly preserve my right to appeal the matter to the full Board under Civil Code section 5910.**

Please also preserve all insurer, broker, underwriting, management, Board, and counsel communications concerning my candidacy, my 2025 Board service, the 2025 and 2026 insurance renewals, and the proposed disqualification.

William Mills

Sent with [Proton Mail](#) secure email.

On Saturday, September 5th, 2026 at 6:16 PM, Mark Reynders <ctreynders@aol.com> wrote:

Mr Mills,

You have invoked IDR by accepting the Associations offer for IDR to discuss the Association intending to disqualify you as a candidate for election to the Board of Directors because the Association can't renew its D&O policy due to your prior financial misconduct and misdemeanor if you were to be elected to the Board of Directors.

During IDR, the parties explain their positions to each other and discuss in good faith to resolve the dispute.

The Association consulted with legal counsel, checked with insurance companies, intend to disqualify you and offered IDR to you, which you accepted/invoked.

IDR is meant to be between the member and the Board designated person(s). Mark Reynders is the designated person. Board member David Jones also plans to attend. Association counsel is not attending. Please notify us in advance of the IDR meeting if your legal counsel will be attending, or if anyone else will be attending with you.

The basis for disqualification includes:

1. The following statements from underwriters:

- a) I have heard back from both the D&O and Crime underwriters at Philadelphia. If this person is elected to the board, they will need to let us know. If that happens, the D&O policy will not be cancelled but will be non-renewed, and on crime policy he would be excluded.
- b) Since the insured is aware of the misdemeanor conviction for forgery related to this individual's prior service on the board, this person would need to be excluded from coverage under the policy. If he or she is elected to the board, please provide their full name so that we can add the appropriate exclusion endorsement to the policy.

2. The Association must have D&O insurance per Civil Code Section 5800.

The Association intends to disqualify you as a candidate for COA Board of Directors because the Association can't renew its D&O policy due to your prior financial misconduct and misdemeanor if you were to be elected to the Board.

Zoom link for the IDR meeting:

Mark Reynders is inviting you to a scheduled Zoom meeting.

Topic: Cantrice Court COA - IDR

Time: Sep 6, 2026 12:00 PM Pacific Time (US and Canada) **NOON**

Join Zoom Meeting

<https://us06web.zoom.us/j/82389769460?pwd=pbO3zOHRbajvcnqbTxPznDymXnCqnB.1>

Meeting ID: 823 8976 9460

Passcode: 899954

One tap mobile

+16699006833,,82389769460#,,,*899954# US (San Jose)

+17193594580,,82389769460#,,,*899954# US

Join by SIP

• 82389769460@zoomcrc.com

Join instructions

[https://us06web.zoom.us/meetings/82389769460/invitations?](https://us06web.zoom.us/meetings/82389769460/invitations?signature=KJhuBvej37MmJ5Drz48kDasqo0bwRe0f5SaYQctNVco)

[signature=KJhuBvej37MmJ5Drz48kDasqo0bwRe0f5SaYQctNVco](https://us06web.zoom.us/meetings/82389769460/invitations?signature=KJhuBvej37MmJ5Drz48kDasqo0bwRe0f5SaYQctNVco)

EXHIBIT 3

2026 D&O and Fidelity Insurance Renewal Materials - Selected Pages

Selected pages identifying Philadelphia Indemnity Insurance Company as the D&O carrier and Hartford Fire Insurance Company as the fidelity carrier.

Source: Renewal proposal pp.1 and 4

STEVE D. REICH INSURANCE AGENCY, INC.

280 N. WESTLAKE BLVD. #200, WESTLAKE VILLAGE CA 91362

(805) 379-5159

LICENSE #0484756

Cantrice Court Condo OA

Directors & Officers, Umbrella & Fidelity Renewal Proposal

2/1/26 to 2/1/27

D&O thru Philadelphia Indemnity Insurance Company:

(Admitted, Rated A++ Superior with A.M. Best Company)

Limits of Liability: \$1,000,000 / Retention per Claim: \$1,000

Annual Premium: \$2,211

Umbrella thru Federal Insurance Company:

(Admitted, Rated A+ with A.M. Best Company)

Coverage Limits: \$10,000,000 / Deductible: NONE

Annual Premium: \$1,951

Fidelity thru Hartford Fire Insurance Company:

(Admitted, Rated A+ with A.M. Best Company)

Coverage Limits: \$1,400,000 / Deductible: \$10,000

Annual Premium: 1,519

Total D&O, Umbrella & Fidelity Annual Premium: \$5,681

Note: This is a short summary of coverage only. The policy should be reviewed for all coverages, limitations, and exclusions.

Bind coverage effective 2/1/26 ☒

Jeff Gollihar



Renewal

Association Fidelity

DATE: 12/18/2025
INSURED: Cantrice Court Condo Owners Association
RE: Association Fidelity Renewal

The policy is scheduled to renew February 1, 2026. Please sign renewal confirmation and return for processing.

Association Fidelity Coverage Limits

Hartford Fire Insurance Company, an A.M. Best A+ rated Insurance Company

\$ 1,400,000 *Employee Theft (\$10,000 Deductible)
\$ 1,400,000 Computer and Funds Transfer Fraud (\$10,000 Deductible)
\$ 25,000 Theft, Disappearance and Destruction (\$500 Deductible)
\$ 25,000 Forgery or Alteration (\$500 Deductible)
\$ 15,000 Deception Fraud (\$5,000 Deductible) - *included at no additional cost*
\$ 15,000 Virtual Currency (\$5,000 Deductible) - *included at no additional cost*
\$ 50,000 Money Orders & Counterfeit Currency - *included at no additional cost*
\$ 1,519.00 Total Annual Premium

*Please review limit to ensure that this meets the CC&R requirements or the lending industry's fidelity guideline of "three times monthly assessments, plus cash assets," whichever is greater.

Please renew Association Fidelity coverage as quoted effective 2/1/2026:

Signature Jeff Jollihar

Date 1/12/2026

Binding Subjectivities

Prior to Binding:

- Written order to bind coverage on or before the renewal date

Policy Highlights

- Management Firm included as Agent Rider, at no extra cost
- Coverage for ERISA plans automatically included (as well as Inflation Guard)
- Policy written on a Discovery basis as opposed to Loss Sustained. Discovery is a broader coverage because the loss only needs to be discovered during the policy period. Most policies are written on a loss-sustained basis, meaning that the loss needs to be sustained and discovered during the policy period
- Expanded definition of Employees are automatically included, such as, volunteers non-compensated officers, members of committees, specified Directors or Trustees, owners of Management Firms and Managers

Underwriting Notes

- Please be advised, the renewal has been proposed per the expiring Employee Theft limit
- Coverage is offered under the assumption of no known or pending losses
- Premium is based on 8 board members and/or association employees; additional board members and/or association employees will result in an amended premium. Please contact your Agency representative for a revised quote

Billing Terms

- Premium must be paid in full within 30 days
- No premium financing available

EXHIBIT 4

Election Rules Adopted June 28, 2022 - Selected Pages

Selected pages containing candidate qualifications, ballot-listing requirements, equal-access rules, and the signature/certification page.

Source: Rules pp.1-3 and 6

Cantrice Court Condominium Owners' Association

c/o California HOA Solutions LLC

Election Rules

Adopted at a Noticed Open Board Meeting on **06/28/2022**

In accordance with the newly adopted amendments to the California Davis-Stirling Act, the following Election Rules shall apply where use of secret ballots is required:

1. Election Requirements.

Posting / Notice.

- 1.1. At least thirty (30) days before the end of the nomination period, the Association shall provide each Member, by general notice, the Election Rules and procedures, and the deadline for submission of the nomination form.
- 1.2. At least thirty (30) days before the ballots are mailed to the Members, the Association must provide a Notice in accordance with the requirements of Civil Code §5115(b) which includes:
 - The list of candidates;
 - The deadline for returning ballots; and
 - The time and place of the annual meeting.

2. Nomination of Candidates.

- 2.1. Candidates and Board Members must be Members of the Association or an authorized agent of an entity owned Unit. Unless authorized by law, the only other qualifications for nomination are:
 - 2.1.1. A candidate must have owned a Unit within the Association for at least one (1) year from the date that nominations may be submitted,
 - 2.1.2. No candidate, if elected, may serve on the Board with a Co-Owner of a Unit;
 - 2.1.3. No candidate may run for or serve on the Board if he or she has been convicted of a felony that jeopardizes the Association's fidelity bond insurance coverage; and
 - 2.1.4. Candidates and sitting directors must be current in the payment of regular and special assessments, which are consumer debts subject to validation. The Association may not disqualify a nominee for nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party. An association shall not disqualify a nominee for failure to be current in payment of regular and special assessments if any of the following circumstances are true:
 - (a) The nominee has paid the regular assessment or special assessment under protest pursuant to Section 5658.
 - (b) The nominee has entered into a payment plan pursuant to Section 5665.
 - (c) The nominee has not been provided the opportunity to engage in internal dispute resolution pursuant to Article 2 (commencing with Section 5900) of Chapter 10.

- 2.2 Owners may nominate themselves or another person.
- 2.3 Any candidate nominated by another person will be contacted to confirm that such candidate consents to having his or her name placed in nomination for election to the Board of Directors.
- 2.4 All candidates who meet the qualifications to serve on the Board and, if appropriate, have confirmed his/her willingness to run for election to the Board, shall be listed on the Secret Ballot.
- 2.5 The Board shall be comprised of five (5) persons each of whom must be Members of the Association and who shall hold office until his or her successor has been elected or appointed, or until his or her death, resignation or judicial adjudication of mental incompetence

3 Inspectors of Election.

- 3.1 The Board shall appoint either one (1) or three (3) independent third parties as Inspectors of Election after the close of candidate nominations but before the Secret Ballots are mailed to the Owners. An independent third party may include:
 - 3.1.1 A volunteer poll worker with the county registrar of voters;
 - 3.1.2 A licensee of the California Board of Accountancy;
 - 3.1.3 A notary public; or
 - 3.1.4 A Member of the Association provided such Member is not a member of the Board of Directors, a candidate for the Board of Directors, related to a member of the Board of Directors or related to a candidate for the Board of Directors.
- 3.2 Prior to the secret ballots being mailed to the Owners, the Inspector(s) of Election shall meet to determine to whom the ballots shall be returned (the Interim Inspector), which person(s) may include the Association's community manager.
- 3.3 *The Inspector(s) of Election shall also do all of the following:*
 - 3.3.1 Determine the number of memberships entitled to vote and the voting power of each. No Member's right to vote may be suspended by the Association;
 - 3.3.2 Receive ballots;
 - 3.3.3 Hear and determine all challenges and questions in any way arising out of the validity of a ballot;
 - 3.3.4 Determine the authenticity, validity, and effect of proxies, if any;
 - 3.3.5 Count and tabulate all votes in an open meeting of the Association;
 - 3.3.6 Determine when the polls shall close;
 - 3.3.7 Determine the result of the election; and
 - 3.3.8 Perform any acts as may be proper to conduct the election with fairness to all members, the Davis-Stirling Act, the California Corporations Code, and all applicable rules of the association regarding the conduct of the election that are not in conflict with California law.
- 3.4 An Inspector of Election shall perform his or her duties impartially, in good faith, to the best of his or her ability, and as expeditiously as is practical. The decision or act of a majority shall be effective in all respects as the decision or act of all.
- 3.5 Any report made by the Inspector or Inspector(s) of Election is prima facie evidence of the facts stated in the report.
- 3.6 The Board may remove and replace any Inspector of Election prior to the tabulation of ballots if an Inspector of Election resigns or if the Board reasonably determines that an Inspector of Election will not be able to perform his or her duties impartially and in good faith.

3.7 The Inspector(s) of Election may appoint or oversee additional persons to collect ballots, to verify signatures, to count and tabulate votes as the Inspector(s) deems appropriate, provided that such person(s) are independent third parties.

4 Secret Ballot Procedure: Record Date.

4.1 Ballots and a pre-addressed envelope with instructions describing how to return the ballot shall be mailed by first-class mail or delivered by the Association to every Member not less than thirty (30) days prior to the deadline for voting and at least thirty (30) days after the Civil Code §5115(b) Notice has been provided to the Members.

4.2 *Ballots must ensure the confidentiality of the voters.*

4.2.1 A voter may not be identified by name, address, parcel or unit number on the ballot;

4.2.2 The ballot is not signed by the voter, but is inserted into an envelope that is sealed.

This envelope is inserted into a second envelope that is also sealed. In the upper left hand corner of the second (larger) envelope, the voter prints (or may use a mailing label) and signs his or her name, address, and Lot, or parcel, or unit number that entitles him or her to vote. The second envelope is addressed to the Inspector(s) of Election, who will tally the votes.

4.3 *Returning Ballots.* Owners may return their secret ballot by mail or hand deliver it to a location specified by the Inspector(s) of Election. Only the ballots that are returned in accordance with the instructions of the Inspector(s) of Election shall be counted.

4.4 *Record Date.*

4.4.1 A Member may request a receipt for delivery of his or her ballot.

4.4.2 Unless otherwise required by law, the record date for purposes of voting shall not be less than ten (10) days nor more than sixty (60) days prior to the date of the meeting as determined by the Board.

5 Campaigning.

5.1 All candidates or Members advocating a point of view during a campaign, including those not endorsed by the Board, shall be provided equal access to Association media, newsletters, or Internet Web sites (if any) for purposes that are reasonably related to the election. The Association may not edit or redact any content from these communications but may include a statement specifying that the candidate or Member, and not the Association, is responsible for the content.

5.2 All candidates, including those who are not incumbents, and all Members advocating a point of view, including those not endorsed by the Board, for purposes reasonably related to the election, shall be provided equal access to any common area meeting space, if any exists, during a campaign at no cost.

5.3 Association funds may not be used for campaign purposes in connection with any board election. The term campaign purposes is defined to include, without limitation, (1) expressly advocating the election or defeat of any candidate that is on the ballot; or (2) including the photograph or prominently featuring the name of a candidate on a communication from the Association.

11.3 No person who holds a general power of attorney for a Member shall be denied a ballot.

12 Revision of Election Rules.

The Election Rules may not be adopted or amended less than ninety (90) days prior to an election

13 Recount and Challenge to Election.

13.1 Inspection of Election Materials.

13.1.1 Members shall be permitted to inspect the signatures of all voting Owners which have been placed on the outside of the ballot mailing envelope. Copies and/or photographs of such signatures are not permitted; and

13.1.2 Members may inspect and obtain copies of the following election materials:

13.1.3 Voter List;

13.1.4 Ballots;

13.1.5 Signed Voter Envelopes (inspection permitted but copies are not allowed); and

13.1.6 Proxies.

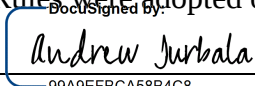
13.1.7 13.2 A recount may be requested by any Member, in writing, within five (5) days after the election results are announced and if the Member advances the cost of the recount. Such costs are subject to reimbursement if the outcome of the election is changed due to the recount.

13.1.8 13.3 Any Director or any person who had the right to vote in the election may challenge the election within one (1) year of the date of the election.

13.1.9 13.4 An action to challenge an election may be brought in the Superior Court or Small Claims Court where the Court may order injunctive relief and may levy penalties of up to five hundred dollars (\$500.00) per violation.

CERTIFICATE OF SECRETARY

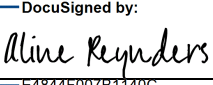
The herein Election Rules were adopted on at a regularly noticed meeting of the Board of Directors.

Signature:  _____
DocuSigned by: 99A9EFBCA58B4C8...

Date: 6/29/2022

Name: Andrew Jurbala

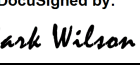
Title: Board President

Signature:  _____
DocuSigned by: E4844F007B1140C...

Date: 6/29/2022

Name: Aline Reynders

Title: Secretary/Treasurer

Signature:  _____
DocuSigned by: D3A7F222355D4F9...

Date: 6/30/2022

Name: Mark wilson

Title: Board member at Large

EXHIBIT 5

Second Amendment to Election Rules - December 8, 2022

Full one-page amendment addressing the election schedule. The amendment does not alter candidate-qualification language in Rule 2.1.

Source: Full document

Cantrice Court COA

c/o California HOA Solutions

2nd Amendments to the Election Rules

Date: 12/08/2022

To: All Homeowners

The following is the proposed amendment to the election rules adopted 06/28/2022:

Election rules

Section 1 Election Requirements

1.3. Beginning with the elections starting in 2024 and every year thereafter, the election process will begin on July 1st with the distribution of the Election Rules and Procedures, and the deadline for the submission of the nomination form. By September 1st the members of the association will be provided notice of Candidates, the deadline for returning ballots, and the time and place of the annual meeting. The annual meeting finalizing the election results will take place at the earliest possible date prior to the end of October of each year.

1.3.1 The following shall apply only to the 2023 election and is intended to bring the every other year process back in sequence per the bylaws in amendment 2 Article III Section 2. The 2023 election for two (2) open positions will begin on January 15th with the annual meeting scheduled on April 15th, 2023, or the earliest possible date thereafter. For this election only, there will be a one-time extended term of Two (2) years and six (6) months to coincide with the dates established in Section 1. 1.3. for all future elections.

Cantrice Court COA

Board of Directors

EXHIBIT 6

September 4, 2026 Civil Code Section 5935 Request - Selected Filing and Service Pages

Selected pages sufficient to establish the formal election-disqualification ADR request, requested mediation, statutory response notice, certificate of service, and email transmittal, while omitting collateral background allegations not necessary to this complaint.

Source: Request p.1; certificate/service and transmittal

WILLIAM MILLS

605 Jubilee Lane, Unit F
 Simi Valley, California 93065
 wmills99@protonmail.com | 805-390-0509

September 4, 2026

VIA EMAIL - REQUEST FOR CONFIRMATION OF RECEIPT

Cantrice Court Condominium Owners' Association Board of Directors c/o Mark Reynders, President	ctreynders@aol.com
Cantrice Court Condominium Owners' Association c/o Jeff Gollihar, Community One Property Management	jeffg@communityonepm.com
Johanna Deleissegues, Esq. Adams Stirling PLC Counsel for the Association	jdeleissegues@adamsstirling.com

**RE: FORMAL REQUEST FOR RESOLUTION UNDER CIVIL CODE § 5935 -
 THREATENED AND/OR FINAL DISQUALIFICATION FROM THE 2026 BOARD
 ELECTION**

NOTICE

This is a formal Request for Resolution under Civil Code section 5935. The Association is required to respond within 30 days of receipt. If the Association does not accept this request within that period, the request will be deemed rejected under Civil Code section 5935(c).

1. PARTIES AND REQUEST

1. William Mills is an Association member and a nominee for the 2026 election to the Board of Directors. Cantrice Court Condominium Owners' Association is the association responsible for conducting that election and enforcing its governing documents and election operating rules.
2. Mills requests nonbinding mediation with a mutually acceptable neutral concerning the Association's threatened and/or final disqualification of his candidacy and all directly related actions arising during the 2026 election.
3. Mills first requests that this dispute be consolidated into the parties' presently pending ADR, which is expected to occur on or before October 26, 2026. If the Association will not agree to consolidation, Mills requests a separate mediation scheduled sufficiently promptly to permit completion within Civil Code section 5940.

CERTIFICATE OF SERVICE

I, William Mills, declare:

I am over 18 years of age. On September 4, 2026, I served the foregoing FORMAL REQUEST FOR RESOLUTION UNDER CIVIL CODE SECTION 5935 - THREATENED AND/OR FINAL DISQUALIFICATION FROM THE 2026 BOARD ELECTION by transmitting a true and correct PDF copy by email to the following recipients at the addresses shown:

Recipient	Capacity	Email address
Mark Reynders	President / Board representative	ctreynders@aol.com
Jeff Gollihar	Community One Property Management	jeffg@communityonepm.com
Johanna Deleissegues, Esq.	Adams Stirling PLC, Association counsel	jdeleissegues@adamsstirling.com

The email subject line used was: 'Formal Civil Code § 5935 Request for Resolution - 2026 Candidate Disqualification and Election Dispute.' I retained the sent-message record and any delivery or acknowledgment information.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on September 4, 2026, at Simi Valley, California.

William Mills

William Mills

Formal Civil Code § 5935 Request for Resolution - 2026 Candidate Disqualification and Election Dispute.

From William Mills <WMills99@protonmail.com>

To MARK REYNDERS <ctreynders@aol.com>, Johanna Deleissegues <JDeleissegues@adamsstirling.com>, Jeff Gollihar <jeffg@communityonepm.com>

Date Friday, September 4th, 2026 at 12:02 PM

Board Members, Management, and Counsel:

Attached is my formal Request for Resolution pursuant to Civil Code section 5935 concerning the Association's threatened and/or final disqualification of my candidacy in the 2026 Board election.

This Request is served today upon the Association. It is separate from, and does not replace, condition, or delay the pending IDR process. I have repeatedly and unequivocally accepted IDR, beginning with my September 1 response sent only twenty minutes after the Association's initial notice.

I request that this dispute be consolidated into the parties' presently pending ADR and addressed during the mediation expected to occur on or before October 26, 2026. If the Association will not agree to consolidation, the attached Request alternatively seeks a separate nonbinding mediation.

Under Civil Code section 5935, the Association is required to respond within 30 days of receipt. If the Association does not accept the Request within that period, it will be deemed rejected.

Please confirm receipt of this email and attachment and advise whether the Association agrees to include this dispute in the pending ADR.

Nothing in this transmittal or the attached Request waives any right, objection, appeal, claim, defense, election remedy, or right to seek judicial relief.

William Mills

Sent with [Proton Mail](#) secure email.

208.19 KB 1 file attached

20260904 Mills_Civil_Code_5935_ADR_Request_Election_Disqualification.pdf 208.19 KB

EXHIBIT 7

September 6, 2026 IDR No-Agreement / No-Determination and Full-Board Review Confirmation

Contemporaneous written confirmation that the IDR ended without agreement or determination by the Association's designated representative; Reynders stated that the matter would be referred to the Board for a disqualification vote; and Mills requested full-Board review under Civil Code section 5910(d).

Source: Full 3-page correspondence

Confirmation of IDR Impasse, Unresolved Legal Issues, and Appeal to Full Board

From William Mills <WMills99@protonmail.com>

To Johanna Deleissegues <JDeleissegues@adamsstirling.com>, Jeff Gollihar <jeffg@communityonepm.com>, MARK REYNDERS <ctreynders@aol.com>

BCC Trevor Fong <trevor.fong@gmail.com>, Roadrunner <eyedoc1@roadrunner.com>

Date Sunday, September 6th, 2026 at 12:25 PM

Mr. Reynders and Members of the Board:

This confirms today's IDR conducted by Zoom from approximately **12:00 p.m. to 12:08 p.m.** Mark Reynders participated as the Association's designated representative, and Board member David Jones attended as a witness.

The parties agreed that the IDR had reached an **impasse** and that the dispute was not resolved by agreement.

During the IDR, I again explained the principal defects in the Association's proposed disqualification.

First, the Association continues to mischaracterize the insurance issue as a Directors & Officers insurance problem through Philadelphia.

I specifically advised Mr. Reynders that the Association's own insurance records identify **Philadelphia as the D&O carrier, while the Association's crime/fidelity coverage is through Hartford Fire Insurance Company.** That distinction was not substantively addressed.

Second, I again explained that the Association's governing election rules do not authorize the misdemeanor-based disqualification now being asserted.

The Election Rules provided to me address disqualification based upon a **felony** affecting fidelity coverage. My ultimate disposition was a **misdemeanor**.

I again asked the Association to identify the exact duly adopted bylaw or election rule authorizing the misdemeanor-based disqualification it now seeks to impose. That issue was not substantively addressed.

Third, the Association still has not produced the actual insurance evidence it claims supports disqualification.

Mr. Reynders advised that the Association has not yet determined whether it will provide me with the actual insurer, broker, underwriting, or related documents upon which it claims to rely.

The Association is therefore proposing to disqualify me based upon insurance representations while withholding the underlying evidence necessary to verify those representations.

I again requested the complete insurance and underwriting communications, including the actual carrier, policy, underwriter, dates, full email chains, and the information supplied concerning me.

These issues remain unresolved.

Mr. Reynders further stated that he would refer the matter to the Board so that the Board could vote on whether to disqualify me. He did not purport to make the final determination himself.

Accordingly, I hereby **expressly invoke and preserve my right to appeal any adverse IDR outcome to the full Board under Civil Code section 5910(d).**

I also stated during IDR that I am increasingly concerned that the Association has chosen not to meaningfully address the governing-document and statutory objections I have repeatedly raised, and instead intends to proceed with the disqualification and leave the matter for a court to decide.

If that is the Board's position, the Board should understand the consequences.

This dispute can still be resolved internally by applying the Association's existing election rules, reviewing the actual insurance evidence, and addressing the legal objections that have now been repeatedly presented.

If the Board instead proceeds with disqualification while continuing to leave these issues unanswered and the underlying evidence unproduced, it will create **substantial and avoidable litigation risk, attorneys' fees, costs, and expense to the Association and its members.**

I am not asking the Board to agree with me merely because I have raised these objections. I am asking it to actually address them before taking an action that may require judicial review.

Please place this matter before the full Board and provide me with:

1. Notice of the meeting at which the Board will consider the proposed disqualification;
2. The exact governing-document and statutory provisions relied upon;
3. The complete insurer, broker, underwriting, and related communications relied upon by the Association;
4. The identity of the carrier and policy implicated by each underwriting statement; and
5. Written notice of the Board's final decision and the factual and legal basis for that decision.

For clarity, I participated fully and in good faith in the Association's IDR process.

I did not agree to the proposed disqualification. I did not withdraw my candidacy. I did not waive my election rights. I did not waive any claim or remedy.

The Association has now been given repeated notice of the legal, governing-document, insurance, and evidentiary objections to the proposed disqualification.

If the Board nevertheless chooses to proceed, it will do so with full knowledge of those objections and the resulting litigation risk.

I expressly preserve all rights arising from the IDR, the forthcoming Board decision, the pending ADR process, and the 2026 election, including the right to seek judicial relief if necessary.

Please preserve all documents and communications concerning my candidacy, proposed disqualification, insurance inquiries, broker and underwriting communications, IDR, and the Board's consideration of this matter.

William Mills

Sent with [Proton Mail](#) secure email.

EXHIBIT 8

2025 Annual Policy Statement - IDR Procedure Selected Pages

Selected pages showing the annual disclosure packet and the Association's stated Internal Dispute Resolution procedure, including its use of the statutory Civil Code section 5915 process.

Source: Selected binder pp. 37 and 40



Cantrice Court COA

November 29, 2024

To All Members:

After careful review and consideration, the Board has unanimously approved a budget for the fiscal year beginning **January 1, 2025**. The budgeted figures are based upon average monthly expenses that were actually incurred by the Association during the prior fiscal year and/or expected during the upcoming fiscal year.

The Board has decided to increase the monthly assessments from \$420.00 to \$435.00 per month. Additionally, there will be a one-time special assessment of \$250.00 per unit, due on February 1, 2025. Enclosed is a copy of the pro forma budget for your review and records

If you have automatic payments set up with your bank or through our online portal, please ensure that you adjust the amount for the year 2025.

<u>Mailing Address for Payments:</u>	<u>Delivery of Notices & Overnight Payments</u>
Cantrice Court COA c/o California HOA Solutions PO Box 1046 Woodland Hills, CA 91365	Cantrice Court COA c/o California HOA Solutions 5850 Canoga Avenue, Suite 400 Woodland Hills, CA 91367

In addition, enclosed are the following annual reports per Civil Code for your records:

- ✓ **Annual Budget Report** - Civil Code § 5300(b)(1)
- ✓ **Architectural Disclosure and Form** - Civil Code §§ 5310 (a)(10); 4765
- ✓ **Assessment Collection Policy** - Civil Code §§ 5310 (a)(6), (a)(7), (a)(11); 5655; 5730
- ✓ **Association Outstanding Loans** - Civil Code § 5300(b)(8)
- ✓ **Association's Discipline Policy, Hearing Procedure and Fines** - Civil Code §§ 5310 (A)(8); 5850
- ✓ **Charges for Documents** - Section 4528
- ✓ **Consent for Electronic Correspondence Form**
- ✓ **Department of Veterans Affairs Disclosure**
- ✓ **Dispute Resolution Procedure (ADR)**- Civil Code §§ 5925-5965
- ✓ **Dispute Resolution Procedure (IDR)** - Civil Code §§ 5900-5920
- ✓ **Federal Housing Administration Disclosure**
- ✓ **Governing Document Enforcement and Fine Policy**
- ✓ **Insurance Disclosure** - Civil Code §5300(b)(9)
- ✓ **Opt-Out and Homeowner Update Forms** - Membership List
- ✓ **Overnight Payment Mailing Address**
- ✓ **Rental Registration Form**
- ✓ **Reserve Funding Disclosure** - Civil Code §§ 5300(b)(2), (b)(3); 5550 (b)(5); 5565

If you have any questions, please contact us. Our best wishes to you and your family in the New Year!

Sincerely,

For the Board of Directors

Alternative Dispute Resolution (ADR)

Before filing a lawsuit related to enforcement of the Governing Documents for declaratory relief or injunctive relief, either solely or along with a claim for monetary damages of \$5,000 or less, the Person seeking litigation shall serve on the other a Request for Resolution. The Request for Resolution shall include a brief description of the dispute, a request for either mediation or arbitration, and a notice that the other party must respond within 30 days or the request will be deemed rejected. The Request shall be served in the same manner as small claims actions are served. If accepted by the other party, the mediation or arbitration shall be completed within 90 days of the receipt of acceptance by the Person seeking litigation, unless extended by written stipulation of the parties.

This paragraph shall not apply (i) to claims for assessments, (ii) to claims for which the statute of limitations would expire within 120 days, or (ii) if preliminary or temporary injunctive relief is necessary.

Failure of a member of the association to comply with the alternative dispute resolution requirements of Section 5930 of the Civil Code may result in the loss of the member's right to sue the association or another member of the association regarding enforcement of the governing documents or the applicable law. The Association adopts Civil Code Sections 5930 and 5915.

Internal Dispute Resolution (IDR)

Civil code 5905 requires that an association shall provide a fair, reasonable, and expeditious procedure for resolving a dispute within the scope of this article. Because the governing documents do not provide a fair, reasonable, and expeditious procedure for resolving a dispute, the procedure provided in Civil Code section applies.

As effective January 1, 2015, Civil Code section 5915 reads:

- A. This section applies to an association that does not otherwise provide a fair, reasonable, and expeditious dispute resolution procedure. The procedure provided in this section is fair, reasonable, and expeditious, within the meaning of this article.
- B. Either party to a dispute within the scope of this article may invoke the following procedure:
 - 1) The party may request the other party to meet and confer in an effort to resolve the dispute. The request shall be in writing.
 - 2) A member of an association may refuse a request to meet and confer. The association may not refuse a request to meet and confer.
 - 3) The board shall designate a director to meet and confer.
 - 4) The parties shall meet promptly at a mutually convenient time and place, explain their positions to each other, and confer in good faith in an effort to resolve the dispute. The parties may be assisted by an attorney or another person at their own cost when conferring.
 - 5) A resolution of the dispute agreed to by the parties shall be memorialized in writing and signed by the parties, including the board designee on behalf of the association.
- C. A written agreement reached under this section binds the parties and is judicially enforceable if it is signed by both parties and both of the following conditions are satisfied:
 - 1) The agreement is not in conflict with law or the governing documents of the common interest development or association.
 - 2) The agreement is either consistent with the authority granted by the board to its designee or the agreement is ratified by the board.
- D. A member shall not be charged a fee to participate in the process.

EXHIBIT 9

September 11, 2026 Final Disqualification Notice

Management email stating that the Board voted on September 10, 2026 to disqualify Mills and that he would not be included on the election ballot as a candidate.

Source: Full document

Cantrice Court - IDR

From Jeff Gollihar <jeffg@communityonepm.com>

To William Mills <Wmills99@protonmail.com>

CC Jeff Gollihar <jeffg@communityonepm.com>

Date Friday, September 11th, 2026 at 12:43 PM

Mr Mills,

IDR was completed Sept 6, 2026 with no resolution agreement.

The Board of Directors during Executive Session on Sept 10, 2026 voted to disqualify you as a candidate for the 2026 election to the Board of Directors, in accordance with legal counsel recommendation. Accordingly, you will not be included in the election ballot as a candidate.

Sincerely,

Cantrice Court COA Board of Directors

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Note: This e-mail message, including any of its attachments, may contain information which is legally privileged and confidential. If you are not the intended recipient, please be advised that any review, use, reproduction or distribution of this message is prohibited. If you have received this email in error, please respond to the sender, and permanently delete this email and any of its attachments.

EXHIBIT 10

September 20, 2026 Equal-Access Request and Service

Equal-access request seeking the opportunity to submit a revised election statement as a member advocating a point of view, together with declaration of service and email transmittal.

Source: Full 3-page record

William Mills TTEE
605 Jubilee Lane Unit F
Simi Valley, CA 93065
t: 805.390.0509
e: wmills99@protonmail.com

September 20, 2026

VIA EMAIL

Cantrice Court Condominium Owners' Association
Board of Directors
c/o Community One Property Management
Association Counsel - Adams | Stirling PLC
CC: Ballot Box Services, Inc. - info@ballotboxservices.com

Re: 2026 BOARD ELECTION - EQUAL ACCESS TO ASSOCIATION ELECTION MEDIA

Dear Board, Management, Counsel, and Inspector of Elections:

I timely submitted a candidate statement for the 2026 Board election. On September 11, 2026, the Association, through management, gave written notice that the Board had disqualified me from candidacy and that my name would not be included on the ballot. I dispute that disqualification and reserve all rights.

The disqualification materially changed my status and made my original candidate statement stale. I therefore request, under Civil Code section 5105(a)(1) and the Association's Election Rule 5.1, the opportunity to submit a revised election statement as a member advocating a point of view concerning the election, with equal access to the Association media used for candidate statements and other election-related communications.

If candidate statements or similar election materials have not yet been distributed, please confirm that I may promptly submit the revised statement and that it will be distributed to the same recipients in substantially the same manner, medium, timing, and prominence as the other candidate statements.

If those materials have already been distributed, please advise immediately what supplemental distribution the Association will make so that I may submit a revised statement and receive substantially equal access to the same election medium.

Providing an owner or membership list is not a substitute for equal access to Association election media.

Please respond in writing within three business days of this email and, in any event, before any further election materials are distributed, whichever occurs first.

Nothing in this request waives, limits, or concedes any claim, objection, appeal, election challenge, statutory right, or remedy concerning my disqualification or the 2026 election.

Sincerely,

William Mills TTEE

William Mills

DECLARATION OF SERVICE

I, William Mills, declare:

I am over 18 years of age. On September 20, 2026, I transmitted by electronic mail a true and correct copy of the foregoing 2026 BOARD ELECTION - EQUAL ACCESS TO ASSOCIATION ELECTION MEDIA to the following recipients:

Mark Reynders - President / Board representative - ctreynders@aol.com

Jeff Gollihar - Community One Property Management - jeffg@communityonepm.com

Johanna Deleissegues, Esq. - Adams | Stirling PLC, Association counsel - jdeleissegues@adamsstirling.com

Ballot Box Services, Inc. - Inspector of Elections - info@ballotboxservices.com

I retained the sent-message record and available delivery or acknowledgment information.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on September 20, 2026, at Simi Valley, California.

William Mills

William Mills

2026 Board Election – Equal Access to Association Election Media

From William Mills <WMills99@protonmail.com>

To Jeff Gollihar <jeffg@communityonepm.com>, MARK REYNDERS <ctreynders@aol.com>, Johanna Deleissegues <JDeleissegues@adamsstirling.com>, info@ballotboxservices.com

Date Sunday, September 20th, 2026 at 1:10 AM

Dear Mr. Reynders, Mr. Gollihar, Ms. Deleissegues, and Ballot Box Services:

Please see the attached correspondence concerning my request for equal access to Association election media in connection with the 2026 Board election.

As reflected in the Association's September 11, 2026 notice, the Board has disqualified me from candidacy and advised that my name will not appear on the ballot. In light of that final action, I am requesting the opportunity to submit a revised election statement reflecting my present status as an Association member advocating a point of view concerning the election, and to have that statement distributed through substantially the same Association media used for candidate statements or comparable election communications.

The attached letter sets forth the request and requested response period in full.

Please confirm receipt and provide the Association's written response within the time stated in the letter.

Nothing in this transmittal or the attached correspondence waives any rights, claims, objections, or remedies, all of which are expressly reserved.

Sincerely,

William Mills TTEE
605 Jubilee Lane Unit F
Simi Valley, CA 93065
805.390.0509
wmills99@protonmail.com

Sent with [Proton Mail](#) secure email.

16.50 KB 1 file attached

20260920 2026 Board Election – Equal Access to Association Election Media.pdf 16.50 KB

EXHIBIT 11

September 14, 2026 Official Board-Election Ballot Packet

Official election packet showing two Board seats, only Mark Reynders and Anita Stieglitz listed as candidates, prohibition on write-in candidates and nominations from the floor, voting instructions and meeting notice, return envelopes, and candidate statements distributed for both listed candidates.

Source: Full 11-page scanned packet received by Plaintiff

Returned ballots must be received in the envelopes provided by the inspector. Ballots may be returned by mail or by certified delivery such as UPS or Fed-Ex to: The Ballot Box, 3315 E. Russell Rd., Ste A4 PMB 156, Las Vegas, NV 89120. The deadline for the receipt of ballots is 12:00 PM (noon) on 10/15/26. Ballots will also be accepted at the meeting location on 10/19/26.

VOTING INSTRUCTIONS

- Insert the ballot inside the SECRET BALLOT envelope and seal it. Do not put anything else in the envelope.
- Insert the SECRET BALLOT envelope inside the return envelope and seal it. Again, do not put anything else in the envelope. The owner's name and identification information are already printed on the return envelope.
- A signature line is provided on the return envelope. **Envelopes must be signed by the owner. Unsigned envelopes will not be counted.**
- Place the return envelope in the mail or return as instructed above.
- The envelopes are received and held by The Ballot Box until they are opened at the meeting.

The rules governing this election may be found here:

<https://portal.hoa-accounting.com/public>

A login and password are required.

**Cantrice Court
Condominium Owners' Association
Annual Meeting – 10/19/26**

Secret Ballot

A quorum of 51% of the voting power is required.

IRS REVENUE RULING (70-604)

If the Association spends less money than budgeted and there are excess funds at the end of the fiscal year, the membership must approve the transfer of the excess to the next fiscal year to avoid being taxed on it. A 'yes' vote will give the Board approval to use any excess funds in next year's operating budget. A majority of the votes cast must be yes for this measure to pass.

☐ YES ☐ NO

ELECTION OF THE BOARD

2 Total Votes - Cumulative voting is not permitted in this election. You may cast only 1 vote per candidate for a total of 2 votes. Ballots with more than 2 total votes will be void.

☐ Mark Reynders

☐ Anita Stieglitz

Nominations from the floor of the meeting and write-in candidates are prohibited.

VOTING INSTRUCTIONS ON REVERSE

CANTRICE COURT

CONDOMINIUM OWNERS' ASSOCIATION

c/o The Ballot Box

3315 E. Russell Rd Ste A4 #156

Las Vegas, NV 89120



quadiant

FIRST-CLASS MAIL
PRSR - IMI

\$000.72¹

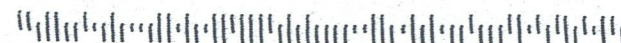
09/14/2020 ZIP 89120
043M31213500

US POSTAGE

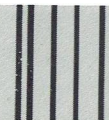
97

WILLIAM JOSEPH MILLS
605 JUBILEE LN UNIT F
SIMI VALLEY CA 93065-7094

130 HRDFNMP 93065



CANTRICE COURT - ELECTION 2026
PROPERTY: 605 JUBILEE LANE UNIT F
WILLIAM JOSEPH MILLS
605 JUBILEE LN UNIT F
SIMI VALLEY CA 93065-7094



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



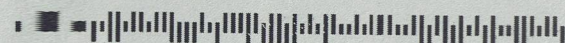
Owner Signature
MUST MATCH NAME ABOVE

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 356526 LAS VEGAS, NV

POSTAGE WILL BE PAID BY ADDRESSEE

97

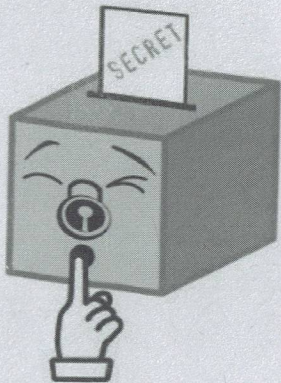
THE BALLOT BOX INC
3315 E RUSSELL RD STE A-4
LAS VEGAS NV 89195-5001



PLEASE VERIFY & SIGN!

- **I**nsert sealed Secret Ballot Envelope only
- **D**o NOT include payments or other items
- **V**erify owner name(s) on front are correct
- **A**ny owner must sign in box on front - Signature must match printed name
- **N**o postage needed – ready to mail or deliver
- **T**o bypass the free postage and return at your expense, insert into a separate envelope
— use address on front but replace the zip code with 89120.

THE BALLOT INSIDE IS NOT VALID UNLESS THIS ENVELOPE IS SIGNED BY AN OWNER



The Ballot Box[®]

INSPECTOR OF ELECTION

PROVIDING EXCELLENCE SINCE 2007

SECRET BALLOT ENVELOPE

SECRET BALLOT ENVELOPE

REMEMBER!

- Do not add identification to ballot or envelope
- Do not include payments or other items
- Insert ballot with votes clearly marked
- Seal and place in return envelope provided

CANTRICE COURT CONDOMINIUM OWNERS' ASSOCIATION

September 14, 2026

Annual Homeowner Meeting & Election of the Board

Dear Homeowner:

Please find enclosed documents for the Annual Meeting of the Cantrice Court Condominium Owners' Association. Your Association has again contracted with The Ballot Box to conduct the election of your Board of Directors.

The enclosed ballot is a 1/3 size sheet of colored paper with voting instructions on the reverse. If you have any questions on the materials, or how to complete the ballot, please contact our office at your convenience. We'll be happy to help you.

It is important that you participate in this meeting by returning the enclosed ballot either by mail or at the meeting.

The Ballot Box
info@ballotboxservices.com

Enclosures:
Meeting Notice
Candidate Statements
One (1) Ballot
Two (2) Envelopes



info@ballotboxservices.com

**CANTRICE COURT CONDOMINIUM OWNERS' ASSOCIATION
NOTICE OF ANNUAL MEETING OF THE MEMBERSHIP**

DATE: OCTOBER 19, 2026
CALL TO ORDER: 6:15 PM **POLLS OPEN: 6:00 PM***
VIRTUAL LINK: <https://us02web.zoom.us/j/86982689201>
MEETING ID: 869 8268 9201
PHONE-IN: (669) 444-9171,,86982689201#
PHYSICAL LOCATION: Wood Ranch Elementary School
455 Circle Knoll Dr, Simi Valley, CA 93065

Purpose: To hold the annual meeting of the membership as required per the Bylaws Article II, Section 3(b), to elect a Board of Directors and to determine the use of any excess funds at the end of the fiscal year. At this meeting, two (2) Directors will be elected, each for a term of two (2) years. An Organizational Meeting of the new Board of Directors may follow the Annual Meeting should a quorum of the Board members be present.

Quorum: In accordance with the Bylaws Article II, Section 3(f), a quorum of 51% of the voting power is required.

Inspector of Election: The Board of Directors has contracted with an independent vendor, The Ballot Box, to serve as the Inspector of Election for the purpose of preparation, receipt and tabulation of the ballots for this meeting.

Voting: In accordance with applicable California Civil Codes, voting is accomplished by secret written ballot. Each home has a total of two (2) votes, one (1) vote for each Director being elected at this meeting. Each home also has one (1) vote regarding IRS Ruling 70-604. Cumulative voting is not permitted.

Ballots: Enclosed with this notice is a ballot. Please read the voting instructions carefully. **Once a ballot has been cast, it is irrevocable and may not be changed.** Ballot **envelopes must be signed** by the owner to be valid. The ballot must be submitted using the envelopes included in this mailing. Postage is paid on the return envelope for convenience. You may instead return the envelope at your own expense by any certified delivery such as UPS or Fed-Ex to this physical address: The Ballot Box, 3315 E. Russell Rd., Ste A4 PMB 156, Las Vegas, NV 89120. The deadline for the receipt of mailed ballots is 12:00 PM (noon) on **October 15, 2026**. Ballots will also be accepted at the meeting on October 19, 2026.

Candidates: The revised list of candidates is as follows and in alphabetical order by last name: Mark Reynders and Anita Stieglitz. Nominations from the floor of the meeting and write-in candidates are prohibited.

VOTING INSTRUCTIONS

- Insert the ballot inside the SECRET BALLOT envelope and seal it. Do not put anything else in the envelope.
- Insert the SECRET BALLOT envelope inside the return envelope and seal it. Again, do not put anything else in the envelope. The owner's name and identification information are already printed on the return envelope.
- A signature line is provided on the return envelope. **Envelopes must be signed by the owner. Unsigned envelopes will not be counted.**
- Place the return envelope in the mail or return as instructed above.
- The envelopes are received and held by The Ballot Box until they are opened at the meeting.

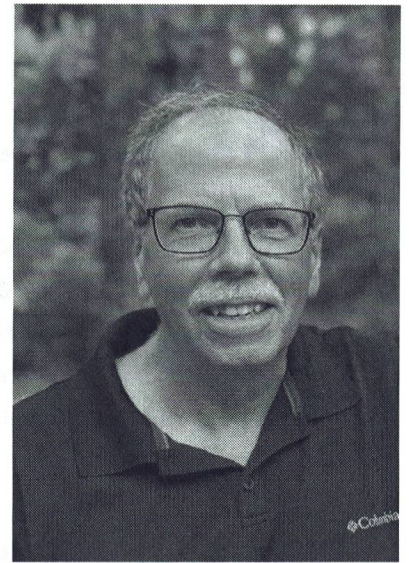
Dear Cantrice Court Homeowner,

Please allow me to continue to serve on the COA Board of Directors by voting for me in the upcoming election.

I have served as COA Board President since April 2025.
I have been a COA Board Member since January 2025.

Since joining the Board, I have met several wonderful, pleasant and kind neighbors – you are everywhere! Our Cantrice Court community is a special place nestled within Wood Ranch. Many outsiders have told me how pleasant and quiet our community is, and how open the grounds are.

I know how to organize, be thorough and to work with people.
I want to continue to help our Community to grow in all ways.



I served for 3 years as Senior Warden (lay President), after serving 3 years as Junior Warden, for one of the largest Episcopal churches in Connecticut. Our Board had 9 members with 11 Committees with 30-40 committee members. I worked with individual parishioners, contractors and the community.

I want to continue to Champion our Roofs: This is the most significant expense our community faces today. When I joined the Board, I led creating a plan to systematically replace our roofs in a cost-effective way. We needed to be more proactive. Once completed, the value of our homes will rise and the cost of insurance can decrease.

Working with Contractors: I know how challenging it can be to work with contractors, and how important it is to ask questions and to know what we are paying for. Developing a relationship with contractors is important. It takes a caring and patient leader to do this well. I am that leader.

To each Homeowner:

I pledge to continue to be Transparent – to be honest, trustworthy, open and respectful:

- Once on the Board, I changed how the Board operates. Previous Boards conducted important discussions and decisions in Executive Session without owners attending. Since shortly after I joined the Board, we now conduct all discussions and decisions that are required by law in Open Session with owners attending.
- I started regular monthly "News Updates" in November 2025. Minutes of Board meetings are not enough.

I pledge to continue:

- **Needed roof replacements.** This effort began soon after I joined the Board, and is well underway today.
- **To make reasonable, smart, and cost-effective decisions** that benefit each owner.
- **To listen to and respect the needs, requests, and concerns of each owner.** Our recent Board meetings and Saturday Pool meetings have been lengthy and productive – because everyone has spoken freely.
- **To do what is best for all 98 owners** at all times.
- **To work together with Board members, as a team member** – respecting different beliefs, perspectives, and priorities.

Please allow me to continue to serve on the Board by voting for me in the upcoming election for Board of Directors. I look forward to serving and working with each of you to improve our already wonderful community.

Sincerely and respectfully,

Mark Reynders, 530 Sonata Way Unit B, ctreynders@aol.com, 805-807-5947

Hello Cantrice Court Homeowners

I would like to introduce myself. My name is Anita Stieglitz and I have been a member of our community since 2012. I love this neighborhood that we live in and want to ensure that it remains a great place to live. I am excited to run for the HOA board to be a voice for our community and I will make a commitment to serve you the homeowner.



I am asking you for your vote in the upcoming election.

I have recently retired after 29 yrs with the City of Los Angeles.
I have served as the secretary on LAPASG Autism Support Group.

I believe that our main focus should be to replace all the roofs and then tackle the other maintenance issues one at a time. I had my roof replaced in 2025 after I had two major leaks costing me thousands of dollars in damages inside my home. **I know how important it is for the roofs to be replaced.** This situation did not occur overnight and instead of focusing on the past I think we need to come together to strengthen our community.

I pledge my respect to listen to each owner and work towards the good of our community. Integrity is one of my core values and transparency is an important part of that core value. I appreciate how the board has made the executive meetings an open discussion. In the past they were held behind closed doors shutting the owners out making decisions without our input. Every decision should be made with the consideration of every homeowner for the good of the community.

I believe that after this major financial commitment that we must also work to keep the HOA monthly fees low and comparable to other neighboring communities. This affects our homes value and the ability to sell.

It would be my honor to serve this community. Please consider me for the upcoming board position.

Respectfully,

Anita Stieglitz, 530 Sonata Way Unit A, anita.stieglitz@gmail.com