

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

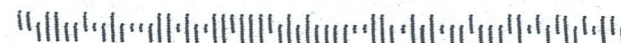
09/14/2020 ZIP 89120
043M31213500

US POSTAGE

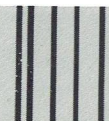
97

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



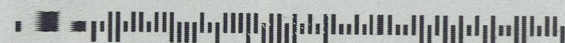
Owner Signature
MUST MATCH NAME ABOVE

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

POSTAGE WILL BE PAID BY ADDRESSEE

97

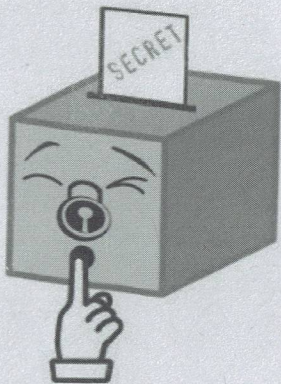
THE BALLOT BOX INC
3315 E RUSSELL RD STE A-4
LAS VEGAS NV 89195-5001



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.

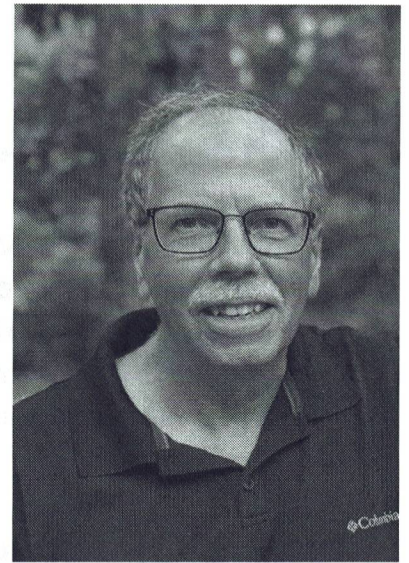
Dear Cantrice Court Homeowner,

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