



Pine Mountain Club Property Owners Assn

REPORT OF THE INSPECTORS OF ELECTION

The Inspectors of Election, LLC (TIE)

Annual Meeting of Members and Election of Directors Saturday, June 19, 2021

The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent, third party election service for Pine Mountain Club Property Owners Assn and were duly recognized by the Chair of the Annual Meeting. (CA Corp. Code §7614.)

As the duly appointed Inspector of Election at the Annual Meeting of Pine Mountain Club Property Owners Assn held on the date noted above and all adjournments thereto, we hereby report as follows:

Quorum for the Annual Meeting:

1. The total Membership is 2883.
2. TIE determined that a reduced quorum of **15% = 433 members** was obtained as defined by the Bylaws. A total of 693 members (24.04%) were represented by ballot.
3. Nine Registration Envelopes were received without signature and could not be counted towards quorum or opened and tabulated.

Supervision of Election

1. TIE reviewed and supervised the registration process.
2. TIE determined the authenticity, validity, and effect of each ballot received prior to the close of the polls.
3. TIE determined all challenges and questions in any way arising in connection with the right to vote.
4. TIE determined if any ballots were invalid and were not counted for any reason.

Election Process

1. There were **four (4)** vacant positions open for election on the Board of Directors at the Meeting.
2. Three (3) of the open positions were for **three** years and one (1) position was for **two** years.
3. In the event of a tie vote between candidates for the final position, candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.
4. Pine Mountain Club Property Owners Assn bylaws do not allow for cumulative voting.
5. The Candidates were as follows, and the votes received for each candidate are listed inline with their name.

Three-Year Candidates	Total
Bill Lewis II	585
Ellen McClellan	584
Richard Ballard	571
Write In: Finn Myggen	11
Write In: Nick Novosel	2
Write In: Mel Weinstein	2
Write In: Mark Bailey	2
Write In: Richard Kotler	2
Write In: Vicki Kraft	2
Write In: Pam Plouffe	2
Write In: Anthony Zeigler	1
Write In: Erica Blue	1
Write In: Charlie Hall	1
Write In: James Wilson	1
Write In: Jane Heath	1
Write In: Marla Bailey	1
Write In: Bryce Ocain	1
Write In: Ken Bellini	1
Write In: Russ DeAngelo	1
Write In: Carolyn Gilbert	1
Write In: Peter Gray	1
Write In: Gary Biggerstaff	1
Write In: Sandy Browne	1
Write In: Scott Albright	1
Write In: Dorothy Volker	1
Write In: Elizabeth Gilbert	1
Write In: Milton Hudson	1
Write In: Terry Butler	1
Write In: Susie Kramer	1
Write In: Eric Karlen	1
Write In: Roland Muller	1
Write In: Pat Kern	1
Write In: Steven Burkett	1

Two-Year Candidates	Total
Steven H. Burkett	627
Write In: Finn Myggen	7
Write In: Kathy Weinstein	2
Write In: Tony Harmon	1
Write In: Kris Vos Burgh	1
Write In: Erica Blue	1
Write In: Charlie Hall	1
Write In: Scott Kahn	1
Write In: Richard Hood	1
Write In: Keaton Gray	1
Write In: Yvonne Ryes	1
Write In: Mary Larez	1
Write In: James Willson	1
Write In: Christian Rankin	1
Write In: Ken Billini	1
Write In: Russ DeAngelo	1
Write In: Brent Berkett	1

6. TIE counted and tabulated all votes for the Election of Directors (EOD) as follows:

Total actual ballots counted:	<u>693</u>		
Total EOD votes cast in the election:	<u>2435</u>		
Total EOD votes possible in the election:	<u>2772</u>	≤	<u>693</u> ballots X <u>4</u>
Total EOD votes withheld or not voted were:	<u>337</u>		
Total of ballots not counted for EOD:	<u>1</u>	*	
*Reason for not counting ballots:	<u>Too many votes for two-year section – Votes Removed</u>		

The four (4) candidates receiving the highest number of votes are as follows and will serve for terms as set forth herein:

Names of Directors Elected

Candidate	Term Until:
Bill Lewis II	June 2024
Ellen McClellan	June 2024
Richard Ballard	June 2024
Steven H. Burkett	June 2023

Proposed Board Amendments:

- 7. There were three (3) Board Amendments to the Bylaws Proposed.
- 8. To approve the Amended Bylaws 10.02 & 10.03, two thirds (2/3) or more of the members of the Association must vote to approve each proposed Bylaw Amendment individually (Bylaw 10.02). To approve Bylaw 12.03E, a majority of the 25% quorum requirement at duly noticed meeting of members must vote to approve the amended Bylaws (Bylaw Article V, Section 5.04 Revised December 19, 2020).
- 9. The votes for each Proposed Amendment are listed below:

Amendment	Approve	Do Not Approve/Abstain	Passed
Ratify Bylaw 10.02	543	150	NO
Ratify Bylaw 10.03	564	129	NO
Ratify Bylaw 12.03E	562	131	NO

Certification of Inspector of Election

I hereby certify that the above are the results of the voting undertaken by TIE as of this date and time.

Printed Name: Sheila Kelly
Signature: *Sheila Kelly*
Title: Chief Inspector of Election
Date: Saturday, June 19, 2021
Time: 3:15 PM

Destruction/Return of Records

Original documents will be held by the office of The Inspectors of Election, LLC for as required by law and will be returned at that time to Pine Mountain Club Property Owners Assn herein.

Requested records are to be returned to:

Pine Mountain Club Property Owners Assn
 Attn: Karin Shulman
 P.O. Box P
 Pine Mountain Club, CA 93222
 gm@pmcpoa.com

Distribution of Certification

- 1. Copy to Pine Mountain Club Property Owners Assn
- 2. Copy in sealed election package
- 3. Copy to The Inspectors of Election, LLC

Notice Requirement

Pine Mountain Club Property Owners Assn will inform members of the results of this voting event by appropriate means within fifteen (15) calendar days or a time frame and method designated within association governing documents.