



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 18, 2022

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 2886.
2. TIE determined that a quorum of **25% = 722 members** was obtained as defined by the Bylaws. A total of 810 members (28.07%) were represented by ballot or present in person.
3. Seven 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 **three (3)** vacant positions open for election on the Board of Directors at the Meeting.
2. The terms for the open positions were for **three** 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.

Candidate	Total
Cameron Acosta	500
Philip Gabriel	506
Tony Harmon	334
Elizabeth Peterson-Gower	361
Carolyn Gilbert	443
Write In: Bill Brice	1
Write In: Andrea Gilbert	1
Write In: Vicky Kraft	1
Write In: Ireta Albee	2
Write In: Ted Visser	1
Write In: Andrea Parks	1
Write In: Michael Schmidt	1
Write In: Elon Musk	1
Write In: Mike Peleo	1
Write In: Jack Throckmorton	5
Write In: Finn Myggen	2
Write In: Patrick Hedlund	1
Write In: Jane Heath	1
Write In: Mark Bell	1
Write In: Mark Bailey	5
Write In: Steve Yusim	1
Write In: Joshua Arman	1
Write In: Ronan Murphy	1
Write In: James Wewstook	1
Write In: Bill Tarr	1

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

Total actual ballots counted:	<u>807</u>			
Total EOD votes cast in the election:	<u>2174</u>			
Total EOD votes possible in the election:	<u>2421</u>	≤	<u>807</u>	ballots X <u>3</u>
Total EOD votes withheld or not voted were:	<u>247</u>			
Total of ballots not counted:	<u>3</u>			*
*Reason for not counting ballots: <u>2 Too Many Votes and 1 envelopes had two ballots that</u>				
<u>did not contain the same votes.</u>				

The three (3) candidates receiving the highest number of votes are as follows and will serve for three-year terms as set forth herein:

Names of Directors Elected

Candidate	Term Until:
Philip Gabriel	June 2025
Cameron Acosta	June 2025
Carolyn Gilbert	June 2025

Proposed Board Amendments:

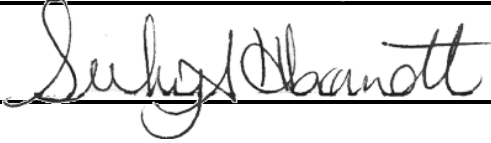
- 7. There were three (3) Board Amendments to the Bylaws Proposed.
- 8. To approve the Amended Bylaws 10.02 & 10.03, two thirds (2/3) or more of the members of the Association must vote to approve each proposed Bylaw Amendment individually (Bylaw 10.02). To approve the remaining proposed Bylaw amendments, a majority of quorum 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 2.16	642	119	46	YES
Ratify Bylaw 3.05	448	315	44	YES
Ratify Bylaw 10.02	565	184	58	NO
Ratify Bylaw 10.03	600	146	61	NO
Ratify Bylaw 11.01	589	163	55	YES
Ratify Bylaw 12.03	569	173	65	YES

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: Sukey Hildebrandt

Signature: 

Title: Chief Inspector of Election

Date: Saturday, June 18, 2022

Time: 2:50 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
C/O 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.