



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 15, 2019

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 on Tuesday, June 11, 2019 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 2944 and the number of Members in good standing and entitled to vote on matters at the Annual Meeting was 2730.
2. 73 members were duly suspended and there were 141 non-voting PMC Owned Tract/Lots.
3. TIE determined that a quorum of 25% = 683 members was obtained as defined by the Bylaws. A total of ~~970~~ 971 members were represented by ballot or present in person.

Supervision of Election

1. TIE reviewed and supervised the registration process.
2. TIE determined the authenticity, validity, and effect of each of each ballot received at the offices of TIE or received at the meeting during the registration period 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 of Director Process - Ballot 1

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 listed on the ballot as follows, and the votes received by each candidate are listed in line with their name.

| Candidate | Total |
|----------------------------|-------|
| Finn Myggen | 430 |
| Philip Gabriel | 455 |
| Shirin Murphy | 114 |
| Jack D. Throckmorton | 332 |
| Cameron Acosta | 534 |
| Thomas Loewy | 103 |
| Pamela Plouffe | 304 |
| Tony Harmon | 523 |
| Write In: PETER GRAU | 2 |
| Write In: SANDY BROWN | 2 |
| Write In: CARLOS CRUZ | 2 |
| Write In: EILEEN McClellan | 1 |
| Write In: | |

6. TIE counted and tabulated all votes for the election of directors as follows:

Total actual EOD ballots counted: 971
 Total EOD votes cast in the election: 2829
 Total EOD votes possible in the election: 2913 ≤ 971 ballots X 3
 Total EOD votes withheld or not voted were: 84
 Total of ballots not counted: 0 *
 *Reason for not counting ballots: _____

Number of Registration Envelopes received without signature and could not be counted: 5

7. 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: |
|-----------------|-------------|
| CAMERON ACOSTA | June 2022 |
| TONY HARMON | June 2022 |
| PHILLIP Gabriel | June 2022 |

Proposed Board Amendments - Ballot 2

- 8. There were ten (10) Board Amendments to the Bylaws Proposed. Proposed Bylaw 2: 5.05 "Annual meeting agenda and nominations" was removed from the vote due to a lack of amendment language in the election package.
- 9. To approve the Board Bylaws, a majority of quorum at duly noticed meeting of members must vote to approve the amended Bylaws. (Bylaw Article V, Section 5.04 Revised June 20, 2015)
- 10. The votes for each Proposed Amendment are listed below

| Amendment | Approve | Do Not Approve/Abstain | Passed |
|---|---------|------------------------|----------|
| 1: Bylaw 2.24 "Task Forces" | 663 | 274 | YES / NO |
| 3: Bylaw 5.06 "Bylaw amendments by members" | 601 | 336 | YES / NO |
| 4: Bylaw 10.02 "Formation and purpose of assessment" | 725 | 212 | YES / NO |
| 5: Bylaw 10.03 "Budget formation" | 774 | 163 | YES / NO |
| 6: Bylaw 10.12 "Disposition of projected year-end budget variances" | 730 | 207 | YES / NO |
| 7: Bylaw 10.13 "Special fund for Construction and Renovation" | 528 | 409 | YES / NO |
| 8: Bylaw 11.04 "Conduct of meetings" | 592 | 345 | YES / NO |
| 9: Bylaw 11.07 "The Election Committee" | 670 | 267 | YES / NO |
| 10: Bylaw 13.04 "Authorization to accept contributions" | 715 | 222 | YES / 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 15, 2019
Time: 3:00 AM / PM