



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 & Bylaws Amendments Saturday, June 20, 2020

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 2946 and the number of Members in good standing and entitled to vote on matters at the Annual Meeting was 2946.
2. **No** members were duly suspended.
3. TIE determined that a quorum of **25% = 737 members** was obtained as defined by the Bylaws. A total of **818** members (27.77%) were represented by ballot or present in person.
4. Five 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 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 of Directors – 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 as follows, and the votes received by each candidate are listed inline with their name.

Candidate	Total
Sandy Brown	583
Phyllis Throckmorton	587
Peggy Hoyt-Voelker	671
Shirin Murphy	251
Write In: Bryan Skelly	1
Write In: Roland Miller	2
Write In: Terry Butler	1
Write In: Mark Bailey	11
Write In: Shawn Coulter	1
Write In: A.J. Durocher	1
Write In: Carl Reese	2
Write In: Charles Hall	1
Write In: James Pavik	1
Write In: Finn Myggen	4
Write In: Katherine King	1
Write In: Abbot Swirley	1
Write In: Floyd Bolton	1
Write In: Mike Murphy	1
Write In: Penny Wise	2
Write In: Mark Liner	1

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

Total actual EOD ballots counted:	803			
Total EOD votes cast in the election:	2124			
Total EOD votes possible in the election:	2409	≤	803	ballots X 3
Total EOD votes withheld or not voted were:	285			
Total of EOD ballots not counted:	4			*
*Reason for not counting ballots:	Too Many Votes			

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:
Sandy Brown	June 2023
Phyllis Throckmorton	June 2023
Peggy Hoyt-Voelker	June 2023

Proposed Board Amendments - Ballots 2 & 3:

- 8. There were nineteen (19) Board Amendments to the Bylaws Proposed.
- 9. To approve the 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) Approval of **10.02: FORMATION AND PURPOSE OF ASSESSMENT** requires 67% approval of the entire membership.
- 10. The votes for each Proposed Amendment are listed below

Amendment	Approve	Do Not Approve/Abstain	Passed
2.16: MEMBER IN GOOD STANDING	644	144	YES
3.03: USE OF ASSOCIATION PROPERTY	595	193	YES
4.01: VOTING RIGHTS	565	223	YES
5.05: ANNUAL MEETING AGENDA AND NOMINATIONS	596	192	YES
5.06: BYLAW AMENDMENTS BY MEMBERS	530	258	YES
5.09: VOTING AT MEETINGS OF MEMBERS	550	238	YES
5.10: BALLOT AND AGENDA	552	236	YES
6.03: QUALIFICATIONS FOR DIRECTORS	551	237	YES
6.06: TERM OF OFFICE	563	225	YES
6.10 DIRECTOR VACANCIES	579	209	YES
7.12: AGENDA	575	215	YES

8.02: QUALIFICATIONS FOR OFFICERS	513	277	YES
8.06: DUTIES OF THE CHAIR	570	220	YES
10.02: FORMATION AND PURPOSE OF ASSESSMENT	590	200	NO
10.08: REMOVAL	423	367	YES
10.10: REMOVAL	429	361	YES
11.03: COMMITTEE MEMBERSHIP AND PURPOSE	614	176	YES
12.02: ENFORCEMENT GENERALLY	620	170	YES
12.03: RIGHTS AND REMEDIES OF THE ASSOCIATION	590	200	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: Kurtis Peterson, CMCA
Signature: *Kurtis Peterson, CMCA*
Title: Chief Inspector of Election
Date: Saturday, June 20, 2020
Time: 3:10 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 destroyed at that time unless directed to be returned 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

Distribution of Certification

1. Copy to Pine Mountain Club Property Owners Assn left at the Annual meeting
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.