

**COPPER COVE AT LAKE TULLOCH OWNERS' ASSOCIATION
REPORT OF INSPECTORS OF ELECTION
ELECTION OF DIRECTORS**

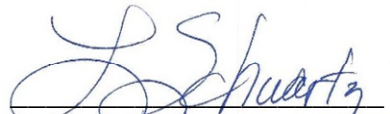
I, Lisa Schwartz, the duly appointed Inspector of Election at the Adjourned Annual Meeting of the Copper Cove at Lake Tulloch Owners' Association, a California, nonprofit, Mutual-Benefit Corporation, held on September 9, 2023, do hereby report as follows:

- The number of members in good standing and entitled to vote on matters reported below was 2034 as three (3) lots were owned by the Association and were not eligible to vote.
- In accordance with the Bylaws, I determined that a reduced quorum of 15% of the voting power was reached.
- I reviewed the registration and all ballots received.
- I determined the authenticity, validity and effect of each of the ballots.
- I determined all challenges and questions in anyway arising in connection with the right to vote.
- I received 340 valid, signed ballot return envelopes containing 339 ballots.
- An additional 18 ballot return envelopes were received unsigned and were therefore invalid.
- Three (3) candidates were due to be elected. The Association's Election Rules do not permit write-ins or nominations from the floor. Only two (2) candidates registered and as such, only two (2) could be elected. The third seat may be appointed by the Board at a later date at a duly notice meeting of the Board of Directors. The Inspector opened the envelopes, tabulated the votes and reported the following results

<u>CANDIDATES</u>	<u>VOTES</u>
Andrew Bunch	269
Denise DeMartini	296

<u>DIRECTORS ELECTED</u>	<u>TERM</u>
Andrew Bunch	2025
Denise DeMartini	2025

I hereby certify and declare that I have conducted the election/vote with fairness to all Members; I have performed my duties impartially, in good faith, to the best of my abilities and as expeditiously as possible, and that the count of ballots and the information contained in this report and certificate is accurate in all respects to the best of my knowledge.


Lisa Schwartz, CMCA, CM
Inspector of Election



Annual Board Meeting Minutes on September 9, 2023

PRESENT: Bert Soske, Denise DeMartini, Andrew Bunch, Sheldon Toso

ABSENT: Greg Wilson

Call to order at 1:00 PM

Adjourned until 2:15 PM

DETERMINATION OF QUORUM: 339 (Quorum is met)

ELECTION RESULTS:

Andrew Bunch: 269

Denise DeMartini: 296

ANNUAL MEETING ADJOURNED: 2:02 PM

ORGANIZATIONAL MEETING

PRESENT: Bert Soske, Denise DeMartini, Andrew Bunch, Sheldon Toso

ABSENT: Greg Wilson

Call to order at 2:09 PM

Flag Salute

Quorum Met

ELECTION RESULTS:

Andrew Bunch: 269

Denise DeMartini: 296

APPROVAL OF MINUTES:

Bert motioned to approve the 11/6/21 Annual Board Meeting minutes (Adjourned Membership Meeting)

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned to approve the 8/27/22 Annual Board Meeting minutes (Adjourned Membership Meeting)

Andrew seconded the motion

Further Discussion: None

Approved: 4 yes 0 nay 0 abstention

Motion carried

PRESIDENT'S REPORT: Bert said it's been his pleasure being the Board President this past year. He looks forward to helping the Association once again this coming year. He also congratulated Denise and Andrew on their re-election to the Board. Next Board meeting will be on Monday, September 11, 2023 at 6:00 PM.

OPEN FORUM:

None

Bert motioned to appoint Gregg Wilson to the Board to fill the vacant seat (2-year term)

Andrew seconded the motion

Further Discussion: Sheldon asked how long the term was.

Approved: 4 yes 0 nay 0 abstention

Motion carried

Bert motioned that all Board positions remain the same

Bert Soske – President

Gregg Wilson – Vice President

Andrew Bunch – Treasurer

Denise DeMartini – Secretary

Sheldon Toso – Director

Denise seconded the motion

Further Discussion: Sheldon does not feel Andrew should remain Treasurer due to having a stressful job and a family and that delinquent fees have gone up from previous years. He feels that Andrew does not adequately monitor the budget. Denise does not agree. Fees have gone up due to the economy and his job and family should not even enter in this decision. She feels that his should go to a vote.

Approved: 3 yes 1 nay 0 abstention

Motion carried

MEETING ADJOURNED: 2:19 PM

NEXT MEETING:

September 11, 2023 @ 6:00 PM Board Meeting

Secretary Signature: Denise DeMartini