

Alvarado Community Association, Inc.

ANNUAL MEETING OF THE MEMBERSHIP

Date: May 13, 2023

Report of Inspectors of Elections (Civil Code §5110 (c); Corporations Code 7517 and 7614)

The undersigned Inspector of Elections was duly appointed in advance of the Annual Membership Meeting. (Civil Code §5105 (5); Corporations Code 7614)

I, the duly appointed Inspector of Election at the Annual Membership Meeting of the Alvarado Estates Community Association (a California nonprofit mutual benefit corporation), held on May 13, 2023, do hereby report as follows:

1. The number of Members in good standing and entitled to vote on matters reported below at the Annual Meeting is 130 Lots.
2. A quorum of the membership (at least 33%) was established and the meeting proceeded.
3. I reviewed the registration process.
4. I determined the authenticity, validity and effect of each of the proxies and ballots. *See Attached Document*
5. Prior to or at the annual meeting, there were proxies submitted. We determined that ___ proxies were invalid and were not counted for any purpose. Of those that were ruled invalid, there were ___ proxies, which were ruled invalid because the named proxy holder was not present. *NA, no proxies submitted*
6. Prior to or at the annual meeting, there were 51 secret ballots submitted on the matters reported below. I determined that 2 ballot(s) were invalid and were not counted toward the vote of the members.
7. I determined all challenges and questions in any way arising in connection with the right to vote or run for the Board.
8. Cumulative voting was not used, as provided by the Association's bylaws.
9. The Candidates nominated in advance of the meeting were as follows:

Jose Reynoso, Ken Klayman, Miguel Espinosa Jr., Wes Hinkle, ~~Jim Call~~ and David Wiles *withdrawn*

- Nominated from the floor:

None

10. We counted and tabulated the votes for the election of directors as follows:

<u>Names of Candidates</u>	<u>Number of Votes Cast</u>
Jose Reynoso	<u>46</u>
Ken Klayman	<u>47</u>
Miguel Espinosa Jr	<u>43</u>
Wes Hinkle	<u>45</u>
David Wiles	<u>42</u>
Jim Call	<u>Withdrawn</u>
Write-In: <u>none</u>	<u> </u>

11. The five (5) candidates receiving the highest number of votes will be elected into the five (5) positions for a two-year term each as noted below and shall serve until the 2025 Annual Membership Meeting:

<u>Names of Directors Elected</u>	<u>Term Expiration</u>
1. <u>Jose Reynoso</u>	05/13/2023 - 05/___/2025
2. <u>Ken Klayman</u>	05/13/2023 - 05/___/2025
3. <u>Miguel Espinosa Jr</u>	05/13/2023 - 05/___/2025
4. <u>Wes Hinkle</u>	05/13/2023 - 05/___/2025
5. <u>David Wiles</u>	05/13/2023 - 05/___/2025

12. Inspector Certification:

Elizabeth A. Missarian
Print Name

[Signature]
Signature

5/14/23
Date

ADDENDUM TO ITEM 4 OF "REPORT OF INSPECTORS ELECTIONS (CIVIL CODE § 5105(5); CORPORATIONS CODE 7614"

Section 6 of the Rules of the Association ("Operating Rules for Elections and Voting", hereinafter "Rules") concern the rules of elections and voting. Section 6.1 provides that pursuant to Civil Code section 5100, "elections regarding the following topics must be conducted by double envelope secret ballots pursuant to Civil Code section 5115." Included among those topics is election of directors.

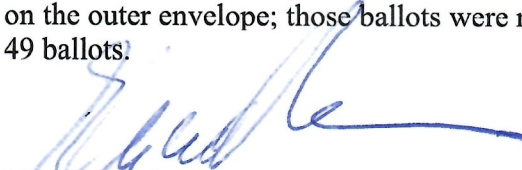
Unfortunately, when the ballots were mailed by APS to residents of the Association, the small "secret ballot" envelope was not included in the packet. Within 3-4 days after receipt of the packets, residents were told by email of this error and told they could place their ballot into an envelope which they could mark "secret ballot" and place inside the larger envelope. Approximately 10-12 days later, APS attempted to correct the error by mailing the small "secret ballot" envelopes to residents. Unfortunately, some residents had either already voted by that time and had either placed their ballot in an envelope other than the small "secret ballot" envelope or disregarded the "secret ballot" requirement and had placed their ballot into the larger envelope without any kind of double envelope.

Approximately half of the ballots received by APS or by the Inspector of Elections either before or on the day of the annual meeting were not in the small "secret ballot" envelope and most of those ballots were placed in the large envelope without any "double envelope" at all.

Section 6.3.4 of the "Rules" provides "Balloting materials not completed in accordance with the instructions on or accompanying the balloting materials may result in the ballot being declared invalid, as determined by the Inspector(s) of Elections. The Inspector(s) of Elections shall have the right to count ballots submitted by members failing to complete all of the above requirements so long as all ballots with similar defects are treated equally and so long as the Inspector(s) are able to verify that only one ballot per voting member has been submitted."

I personally reviewed all of the ballots submitted by members of the Association and personally reviewed all ballots which failed to complete the all of the requirements in Section 6 of the "Rules." All ballots with similar defects were treated equally by me and I was able to verify that only one ballot per voting member had been submitted.

Once the election was announced closed by Jose Reynosa at the beginning of the Annual Meeting on May 13, 2023, I had 51 ballots. Two ballots were submitted without any identifying information on the outer envelope; those ballots were not counted. The final tally was based on my review of 49 ballots.



Elizabeth A. Missakian
Inspector of Elections
May 14, 2023

Daily Sheet
5/29/23

[illegible]

**DESIGNATION OF BALLOT RETENTION LOCATION
BY INSPECTOR OF ELECTIONS**
(Civil Code 1363.03)

WHEREAS, the Alvarado Community Association is a California nonprofit mutual benefit corporation duly organized and existing under the laws of the State of California; and

WHEREAS, the annual membership meeting of members was duly noticed and scheduled to convene on May 13, 2023, for the purpose of Director Elections; and

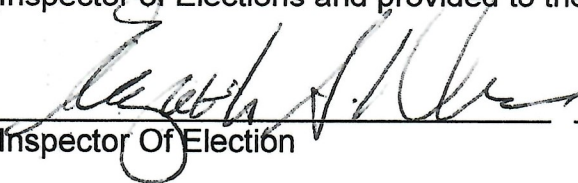
WHEREAS, the undersigned Inspector of Elections was duly appointed by the Board of Directors in advance of or at the annual membership meeting; and

WHEREAS, the Inspector of Elections desires to designate the offices of Associated Professional Services as the location whereat the ballots will be maintained by the Inspector of Elections until such time as they are to be transferred to the Association.

NOW, THEREFORE, the undersigned Inspector of Elections hereby adopts the following resolution in the course of our duties.

RESOLVED, that all ballots and voting materials returned to the custody of the Inspector of Elections pursuant to California Civil Code Section 1363.03(h) shall be maintained at APS
until such time as they are to be transferred to the Association.

This resolution is adopted and made part of the Report completed by the Inspector of Elections and provided to the Board of Directors.


Inspector Of Election

5/15/23
Date