



SECOND WALNUT CREEK MUTUAL SPECIAL MEMBERSHIP MEETING REPORT BY INSPECTOR OF ELECTIONS

The undersigned, having been duly appointed as the Inspector of Elections for the Special Membership Meeting of Second Walnut Creek Mutual (the "Mutual"), held December 20, 2022 (the "Meeting"), does hereby report as follows:

1. I, Deanna M. Libert, of Liberty HOA Election Services, LLC, was appointed as an independent third party, as defined by Civil Code §5110, by the Board in the tabulation and counting of ballots. Sabrina Hoover and Andrew Libert, employees of Liberty HOA Election Services, LLC, and qualified independent third parties, as defined by Civil Code §5110, were appointed by the Inspector to assist in the tabulation and counting of ballots.

2. On November 18, 2022, I was provided a ballot for dissemination to the Members of the Mutual. I personally inspected the list of Members of the Mutual provided to me by its Board of Directors and verified that ballots were sent to each Member at the address of record with the Mutual. All members of the Mutual were entitled to vote the prepared ballot.

3. On December 20, 2022, at 5:00 p.m., the polls were closed. At that time, I had received six hundred ninety-four (694) ballots. Sixty-eight (68) ballots were invalid because they did not have a voter's signature. Six hundred twenty-six (626) ballots would count for quorum. The ballots had remained in my possession since receipt by mail or delivery in person. I verified each Member's information and signature on the outer envelope prior to the Meeting.

4. On December 20, 2022, at 5:00 p.m., I was present at the Special Meeting of the Mutual with the ballots delivered to my office by the close of the polls. The meeting was held via virtual teleconference, telephone, and in person at 1001 Golden Rain Road, Walnut Creek, CA 94595, in the Fireside Room. There is no minimum quorum requirement for the election of directors. The quorum was equal to the number of valid ballots received by the ballot deadline, or six hundred twenty-six (626) members. At the Meeting, I asked the Members present if any had challenges or questions regarding the right to vote. There were none.

5. The ballot was for the election of directors. For this 2022 election, two (2) directors will be elected for three (3) year terms.

6. All ballots for quorum were tabulated. Cumulative voting was not allowed, and I tallied the votes accordingly:

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|---------------------|-----------|-------------|
| ○ Elizabeth Bradner | 388 votes | Elected |
| ○ Abha Gupta | 329 votes | Not Elected |
| ○ Marvin Ryken | 449 votes | Elected |

7. Two (2) ballots were invalid because they contained more votes than permitted.

8. Elizabeth Bradner and Marvin Ryken were elected to the Board. The above results of the ballot were reported to the Board at the Meeting.

I certify the foregoing Report is true and accurate. Executed December 20, 2022.

DEANNA M. LIBERT
INSPECTOR OF ELECTIONS