



**WALNUT CREEK MUTUAL NO. TWENTY-EIGHT  
SPECIAL MEETING REPORT BY INSPECTOR OF ELECTIONS**

The undersigned, having been duly appointed as the Inspector of Elections for the Special Meeting of Walnut Creek Mutual No. Twenty-Eight (the "Mutual"), held May 22, 2024 (the "Meeting"), does hereby report as follows:

1. I, Deanna M. Libert, was appointed as an independent third party, as defined by Civil Code §5110, by the Board in the tabulation and counting of ballots.

2. On April 8, 2024, I was provided with 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 on the prepared ballot.

3. On May 21, 2024, at 5:00 p.m., the polls were closed. At that time, I had received seventy-seven (77) ballots. Six (6) ballots were invalid because they did not have a voter's signature or were duplicate ballots. Seventy-one (71) 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 May 22, 2024, at 10:30 a.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/telephone and at the Board Room at the Gateway Administration Building, 1001 Golden Rain Road, Walnut Creek, CA 94595. The required quorum was more than fifty percent (50%) of Members or forty-three (43) Members. A quorum of Members was present in ballots and physically in person at the Meeting.

5. The following three (3) ballot measures were proposed to be taken by written ballot:

- Adopt the First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Walnut Creek Mutual No. Twenty-Eight ("CC&R Amendment").
- Adopt the First Amendment to the Second Amended and Restated Bylaws of Walnut Creek Mutual No. Twenty-Eight ("Bylaw Amendment").
- Levy a special assessment in the amount of \$120,960 (\$1,440 per unit) to pay for the Mutual's increased annual insurance premium.

6. The CC&R Amendment and Bylaws Amendment require the approval of at least a majority of a quorum of the Members where the quorum is a third (1/3) of the total voting power. Of the seventy-one (71) Members constituting a quorum, at least thirty-six (36) votes must be in the affirmative for the CC&R Amendment and Bylaws Amendment to be approved. To authorize the Board to levy the assessment, pursuant to California Civil Code Section 5605, passage of the Special Assessment described in this Ballot requires approval of Owners, constituting a quorum, casting a majority of the votes in the affirmative. Of the seventy-one (71) Members constituting a quorum, at least thirty-six (36) votes must be in the affirmative for the proposal to pass.

7. All ballots for quorum were tabulated. I tallied the votes accordingly:

○ CC&R Amendment	67 FOR votes/ 4 AGAINST votes	Approved
○ Bylaws Amendment	70 FOR votes/ 1 AGAINST vote	Approved
○ Special Assessment	62 FOR votes/ 9 AGAINST votes	Approved

8. The proposal to adopt the CC&R Amendment was approved. The proposal to adopt the Bylaw Amendment was approved. The Special Assessment was approved. The above results of the ballot were reported to the Board at the Meeting.

I certify the foregoing Report is true and accurate. Executed May 22, 2023.

DEANNA M. LIBERT, INSPECTOR OF ELECTIONS