

THIRD WALNUT CREEK MUTUAL

PROJECT 64 SPECIAL ASSESSMENT BALLOT COUNT MEETING THURSDAY, JULY 9, 2020 AT 10:00 A.M. ZOOM MEETING

Call to Order

The Project 64 Ballot Count Meeting was called to order at 10:00 a.m.

P64 Special Assessment Ballot Vote

A secret ballot in the matter of a Special Assessment in the amount of \$22,250 per manor was mailed on June 2, 2020 for a vote of the membership. Ballots were opened during an Open Ballot Count Meeting on Thursday, July 9, 2020 at 10:00 a.m. via Zoom.

For purposes of a special assessment, the approval requirement is set by statute rather than the governing documents. Regardless of anything to the contrary in an association's governing documents, special assessments are approved by a majority of a quorum of the membership. The Davis-Stirling Act defines a quorum to mean more than 50% of the owners of the Project. It then defines a majority of a quorum to mean the affirmative vote of a majority of the votes cast, which votes also constitute a majority of the required quorum.

The following is a report prepared by the Inspector of Elections:

Total Manors/Units:	9
Total Ballots Received:	9
Total Invalid Ballots:	0
Total Valid Ballots:	9
Total FOR:	9
Total AGAINST:	0

By majority vote, the Special Assessment of \$22,250 per manor passed. This amount will be payable in two payments. The first special assessment payment is due on August 20, 2020 in the amount of \$10,000 and the second payment is due on October 4, 2020 in the amount of \$12,250. (Owners can make one lump sum payment, if they choose)

John Rice served as Inspector of Elections and has certified the election.

Members Forum

Members were afforded the opportunity to express their concerns and make comments.

Adjournment

There being no further business, the Ballot Count Meeting was adjourned at 10:25 a.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the minutes of the Project 64 Ballot Count Meeting.

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Kelly Maki

Assistant Secretary
Third Walnut Creek Mutual