

THIRD WALNUT CREEK MUTUAL

PROJECT 34 AND PROJECT 38 BALLOT COUNT MEETING FOR RE-VOTE ON
PROPOSED MASTER CC&RS
THURSDAY, DECEMBER 20, 2018 AT 2:00 P.M.
FAIRWAY ROOM - CREEKSIDE
1010 STANLEY DOLLAR DRIVE, WALNUT CREEK, CA 94595

Call to Order

The meeting was called to order at 2:00 p.m.

Tabulation of Ballots for Project 34 Re-Vote on Proposed Master CC&Rs

A secret ballot in the matter of a re-vote on whether to adopt the proposed Master CC&Rs in Project 34 was mailed on November 15, 2018 for a vote of the membership. Ballots were opened and tabulated by Inspector of Elections Richard Fong.

The quorum requirement set in the current governing documents requires a supermajority (75%) approval of the members of Project 34 for adoption (i.e., at least 8 out of 10 members must vote "FOR").

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

Total Ballots Received: 9
Total Invalid Ballots: 0
Total Valid Ballots: 9

Total Votes For: 9
Total Votes Against: 0
Number of Manors: 10

The re-vote for adopting the Proposed Master CC&Rs has: PASSED

The election and election results were certified by Richard Fong who served as the Inspector Elections for Project 34.

Tabulation of Ballots for Project 38 Re-Vote on Proposed Master CC&Rs

A secret ballot in the matter of a re-vote on whether to adopt the proposed Master CC&Rs in Project 38 was mailed on November 15, 2018 for a vote of the membership. Ballots were opened and tabulated by Inspector of Elections Richard Fong.

The quorum requirement set in the current governing documents requires a supermajority (75%) approval of the members of Project 38 for adoption (i.e., at least 63 out of 84 members must vote "FOR"). A majority (more than 50% but less than 75%) approval of the members of Project 38 for adoption will allow the project to petition the superior court for approval of the Master CC&Rs pursuant to Civil Code section 4275 (the section of the Davis-Stirling Act which authorizes the petition process where supermajority approval is required by existing CC&Rs but only majority approval is achieved).

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

Total Ballots Received: 63
Total Invalid Ballots: 1

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Total Valid Ballots: 62

Total Votes For: 57
Total Votes Against: 5
Number of Manors: 84

The re-vote for adopting the Proposed Master CC&Rs has: FAILED (to receive Supermajority)

The election and election results were certified by Richard Fong who served as the Inspector Elections for Project 38.

The vote did achieve majority approval, allowing the Project to join the petition group requesting approval by the court.

Members Forum

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

Adjournment

There being no further business, the Ballot Count Meeting was adjourned at 2:35 p.m.

Secretary's Certificate

I hereby certify that the foregoing is a true and correct copy of the approved minutes of the Board of Director's meeting.



Assistant Secretary

Third Walnut Creek Mutual