

THIRD WALNUT CREEK MUTUAL

PROJECT 51-1 AND PROJECT 51-2 BALLOT COUNT MEETING FOR RE-VOTE ON
PROPOSED MASTER CC&RS
WEDNESDAY, FEBRUARY 20, 2019 AT 10:00 A.M.
FAIRWAY ROOM - CREEKSIDE
1010 STANLEY DOLLAR DRIVE, WALNUT CREEK, CA 94595

Call to Order

The meeting was called to order at 10:00 a.m.

Tabulation of Ballots for Project 51-1 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 51-1 was mailed on January 10, 2019 for a vote of the membership. Ballots were opened during an Open Ballot Count Meeting on Wednesday, February 20, 2019 at 10:00 a.m. in the Fairway Room at Gateway. (1010 Stanley Dollar Drive, Walnut Creek, CA 94595)

The quorum requirement set in the current governing documents requires a supermajority (75%) approval of the members of Project 51-1 for adoption (i.e., at least 54 out of 72 members must vote "FOR"). A majority (more than 50% but less than 75%) approval of the members of Project 51-1 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 of the Ballot Count Results:

Total Ballots Received: 54

Total Votes For: 42

Total Votes Against: 9

Number of Manors: 72

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

The Inspector of Elections was Richard Fong and he has certified the election.

Tabulation of Ballots for Project 51-2 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 51-2 was mailed on January 10, 2019 for a vote of the membership. Ballots were opened during an Open Ballot Count Meeting on Wednesday, February 20, 2019 at 10:00 a.m. in the Fairway Room at Gateway. (1010 Stanley Dollar Drive, Walnut Creek, CA 94595)

The quorum requirement set in the current governing documents requires a supermajority (75%) approval of the members of Project 51-2 for adoption (i.e., at least 39 out of 52 members must vote "FOR"). A majority (more than 50% but less than 75%) approval of the

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members of Project 51-2 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 of the Ballot Count Results:

Total Ballots Received: 40

Total Votes For: 31

Total Votes Against: 9

Number of Manors: 52

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

The Inspector of Elections was Richard Fong and he has certified the election.

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 10:51 a.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