

Mill Creek Summer Homeowners Association (MCSHOA)
Board Meeting
Special Meeting at Business Connections
To Witness Ballot Counting for Proposed Revised
By Laws and Covenants, Conventions and Restrictions (CC&Rs)
September 27, 2022
At Business Connections
Red Bluff, CA and via Zoom

Call to Order: 4:02 pm

Present: Black, Carpenter, Karle, Kolakowski, Loker, Steadman (quorum present)

Guests: Joy Graham (notary) and Robin Bybee of Business Connections: Election Supervisors

Craig Faniani, MCSHOA, Chair Architectural Review Board

1. Old Business: Black reviewed contracts for common land clean-up and asked for Board Review and approval. Steadman moved, Carpenter seconded Approve contracts as presented by Mark Black. Passed unanimously.

Inspector of Elections: declared the polls closed at 4:10 pm.

- A. Inspector of Elections reviewed voting power of association members. One vote per cabin, 119 votes total
- B. Review of proxies: No proxies received.
- C. Challenges on right to vote: no challenges received.
- D. Minimum criteria for passage of proposed CC&Rs and By Laws: Inspector of Elections clarified that, according to existing By Laws (Article 11.A) and CC&Rs (Article 13.1.A), a simple majority (60 votes) is required to amend these documents, not 2/3 vote as indicated in ballot materials. The text of the existing By Laws and CC&Rs takes precedence over the information in the ballot materials. There for a simple majority (60 votes) will be required for passage.
- E. 84 ballots were received of which 6 were assessed as invalid by the Inspector of Elections. This leaves 78 valid votes.
- F. Extend the voting Period? No, sufficient ballots have been received to proceed with counting the ballots.
- G. Counting of the ballots: Graham and Bybee proceeded to open envelopes and count ballots. One additional ballot was received that was invalid in the judgement of the Election Supervisors, leaving 77 valid votes.

The final tally of valid votes was 66 yes and 11 no. The proposed By Laws and CC&Rs pass. Business connections will provide a written statement of the election outcome.

Carpenter moved and Kolakowski seconded that the Board accept the tally of votes presented by Business Connections. Passed unanimously.

Meeting adjourned at 4:32 pm

Respectfully submitted, Bill Loker, Secretary