



PONDEROSA PINES PROPERTY OWNERS ASSOCIATION

June 11, 2015

Resolution - #06-11-15 (1) PONDEROSA PINES PROPERTY OWNERS' ASSOCIATION VOTING POLICY RESOLUTION

Recitals

- A. The Ponderosa Pines Property Owners' Association (the "Association" or "PPPOA") is governed by the 2008 Restated Declarations, Restrictions, Protective Covenants and Conditions for the Ponderosa Pines (the "Declaration") and the 2008 Restated Bylaws of the Ponderosa Pines Property Owners' Association (the "Bylaws").
- B. The Association's Board of Directors frequently fields questions regarding many aspects of the Association's voting procedures, including the application of fractionalized voting and coordination with elections for the Ponderosa Pines Water Company ("PPWC").
- C. The PPPOA Board of Directors desires to ensure that clear voting policies and procedures are established and followed.

THE ASSOCIATION'S BOARD OF DIRECTORS NOW THEREFORE RESOLVES:

- A. PPPOA and PPWC elections shall be conducted via separate ballot. Such elections may, however, be held concurrently at a joint annual meeting of the PPPOA and the PPWC.
- B. Members of the PPPOA may participate in the annual meeting and elections by proxy. Such proxies must be separate and distinct from proxies for PPWC. The PPPOA Board of Directors may provide a proxy form, but owners shall not be required to use that form. Pursuant to Section 4.7 of the Bylaws, PPPOA proxies must be filed with the PPPOA Secretary.
- C. Each Lot is entitled to one vote. Article IV of the CC&Rs and Section 4.7 of the Bylaws provides that in the event of disagreement among joint owners of a Lot, that Lot's vote may be cast fractionally.
- D. Unless joint owners of a Lot indicate a different intent pursuant to Section 5 of this Resolution, the act of one joint owner shall be binding on all joint owners of that Lot and the Lot's vote shall not be fractionalized.
- E. Intent for joint owners to cast fractionalized votes must be demonstrated in one of two ways:
- F. One or more joint owners of a Lot informs the Board of Directors, in writing prior to the conclusion of voting in a particular election, that the owner(s) wish to cast fractionalized votes in that election.
- G. More than one joint owner of a Lot casts a ballot in the same election.
- H. Pursuant to Article IV of the Declaration, when a Lot's vote is fractionalized, each joint owner's vote shall be counted in proportion to that owner's ownership interest in the Lot.
- I. A proxy signed by one joint owner shall be considered the proxy for the Lot's full vote, unless more than one joint owner of a Lot files a proxy with the Secretary, or more than one vote is cast in a single election by or on behalf of joint owners of the same Lot.
- J. In all cases, the presence in person or by proxy of at least one joint owner of a Lot shall be counted as the presence of that Lot's full voting power and shall not be fractionalized for purposes of determining quorum.
- K. Pursuant to Article V, Section 1(c) of the Declaration, the Association may suspend an owner's voting rights during any period in which any assessment against the owner's Lot remains unpaid. An Owner's voting rights shall automatically be suspended when an assessment against the Owner's Lot remains unpaid thirty (30) days after the date the assessment became due. Voting rights that have been suspended shall be automatically reinstated when no assessments against the Lot are more than thirty



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(30) days delinquent. Eligibility to participate in any vote shall be determined at the latest time for ballots for the vote to be cast.

- L. For all member votes, ballots shall be counted and the results of the vote shall be verified, by a committee of three Owners appointed by the Board of Directors. The committee may include current members of the Board of Directors, but may not include any person who is a subject of the vote at hand. The committee may consist of the same members as a committee serving the same function for the PPWC.

ATTEST:

Chairperson, Ponderosa Pines Property
Owners' Association

Secretary, Ponderosa Pines Property
Owners' Association

Date: 25 JUL 15