

BROADSTONE OWNERS ASSOCIATION

◆ 2200 DOUGLAS BLVD., SUITE 130A ◆ ROSEVILLE, CA 95661 ◆ (916)784-6605◆

Pre-Ballot General Notice of the 2026 Annual Meeting of the Members

Within the next 30-40 days, you will be receiving your *Ballot Packet* for the election of Directors to the Broadstone Place Owners Association's Board of Directors. Please note the following important information regarding this election:

1. The ballots are to be returned by mail to the Inspector of Election at the following address:

Inspector of Elections
C/o Johnson Ranch Management
2200 Douglas Blvd., Suite 130A
Roseville, CA 95661

The Inspector of Elections for this election is Ida Trimmer.

- 2. The initial balloting period is scheduled to end at 4:00 PM on May 27, 2026. That means that your ballot must be received by the Inspector of Election by that time/date.** 45% of the eligible members entitled to vote (24 of 52) must return their irrevocable secret ballots in order for the Annual Election to be held. (Note: The balloting period may be extended if sufficient ballots have not been received to establish a quorum.)
- 3. The meeting at which the ballots are scheduled to be counted will be held at 5:45 PM on May 17, 2026, at Johnson Ranch Management, 2140 Professional Drive, Roseville, CA, 95661.** (Note: If the balloting period is extended because sufficient ballots were not received to establish a quorum, the Board will provide notice of the date, time and location of the rescheduled meeting at which the ballots will be counted.)
- 4. The following candidates' names will appear on the ballot:** Eric Hanson, Richard McKenna, and Daniel Yucht (names are listed alphabetically by last name).