

**Lake Hollyhill Owners Association
Annual Election Meeting Minutes
Date: June 29, 2025
Time: 2:15 PM
Location: Community Park**

Board Members Present:

- Donald Dickerson
- Brian O'Neill
- Marsha Nienhaus
- Sarah Beltran
- David Piercey

Nomination Committee Members:

- Zumela Garcia
- Sherri Tietje
- Raul Garcia

Meeting Called to Order

The Annual Election Meeting was called to order at 2:15 PM by Donald Dickerson at the Community Park.

Opening Remarks

Donald Dickerson reminded the attendees that, according to the HOA bylaws, only property owners were eligible to vote in the board elections.

Ballot Collection and Counting

Ballots were collected by the nomination committee and counted multiple times to ensure accuracy. A letter from Milpa Law was provided to the Nomination Committee by Ray Charles, and it was to accompany his ballot. *The letter presented was a formal legal demand, challenging both the Association's legal standing and its handling of the upcoming June 29, 2025 board election.*

Election Results

Winners of the election were announced as follows:

- President: Brian O'Neill
- Vice President: Ray Charles
- Treasurer: Sarah Beltran
- Secretary: Pamela Campbell
- Director 1: Helen Kirsch
- Director 2: Vicki Balestrine
- Director 3: Olga Beltran

Conflict Raised

Following the announcement of the results, concern was raised regarding the eligibility of several newly elected board members who were allegedly not current on their HOA dues. This would constitute a violation of the HOA bylaws. The current board acknowledged the concern

and announced that the issue would be reviewed. The board committed to informing the membership of their findings and any resulting actions.

Swearing In

The new board was sworn in at the meeting, with the exception of Pamela Campbell, who was not present.

Adjournment

The meeting was adjourned following the swearing-in of the new board.

Addendum

Following the Annual Election Meeting, the Board had a discussion to address the conflict raised concerning the eligibility of certain newly elected board members. The purpose of the meeting was to determine whether delinquent members who ran and won the election would be allowed to serve on the board.

After thorough discussion, the Board concluded that allowing members in violation of the bylaws to serve would undermine the integrity of the Association's governance. Additionally, two of the three members in question have consistently challenged the legitimacy of the Association's dues, the bylaws, and its operations. The Board determined that their positions represent a conflict of interest.


As a result, it was decided that these two members would not be allowed to serve on the Board. However, the third member had expressed a willingness to resolve the delinquency during the meeting and subsequently paid their dues. Therefore, this member will be permitted to serve on the Board.

The Board also addressed a serious concern raised during the election process regarding the handling of absentee ballots. Members of the Nomination Committee attested that one of the candidates completed absentee ballots that had been signed by other members, doing so in the committee's presence. Written statements regarding these events were submitted by members of the Nomination Committee. Due to the procedural irregularities, those ballots were disregarded. As a result, the outcome of that particular race was determined by the remaining valid ballots, and the position was awarded to David Piercey.

Approval of Minutes

 7/12/2025

Donald Dickerson

 7/11/2025

Sarah Beltran