

This document was provided by Mr. Joe Petersen to the board of directors meeting of 19 February 2026.

This document was not edited – other than addition of this sentence and for conversion to PDF.

Dave Anglea Saddlewood HOA Secretary 22 February 2026 , 06:52 AM MST

DRAFT Motions before the Saddlewood HOA board of Directors 19 Feb 2026

This document provides collection of motions for the new Saddlewood board of directors to consider at the meeting of 19 February 2026. They are provided now, in advance of the meeting for your review and as an attempt to save time within the, avoiding the need to explain the meaning of each item. There is no implied priority of each item provided below – all are important to consider for HOA operations during the remainder of the year.

1) Accountability 1: The current election lead person (Joe Petersen) shall present to the board of Directors justification for excluding nearly 1/3 of the election ballots from consideration.

Reply to your “CHARGES” of accountability.

My first thought and belief is that almost everything in your document could have been quickly resolved or at least explained with a meeting or face to face conversation. It is time to meet to resolve the issues and to work together for the good of the HOA membership.

After all we are all volunteers' unpaid and not thanked for our time, service and efforts. The new board must better understand what our potential can be if we put aside our differences and work to make Saddlewood a better place that it was before we moved in.

Per your "request" I submit the following:

Charge #1 - Provide documentation for not counting challenged ballots

Documents of Notice of Election, Voting instructions, tally sheets in my possession:

1. 2009 By-Law vote,
2. 2021 election,
3. 2022 election,
4. 2023 election
5. 2024 election
6. 2025 election
7. 2026 election
 - a. A. All of the voting instructions included the notice "Fold and place the ballot in the ballot addressed return envelope and seal it. SIGN YOUR NAME under your printed return address on the upper left-hand corner of the return envelope. Your ballot cannot be counted unless this is done. "
 - b. "Your name on the return addressed envelope will identify you as an eligible voter."
8. Election committee 2025 document of procedures for Board of Directors(Rita &Rose)
9. Election committee tabulating instructions document. Reviewed on Jan 17 mail out mtg. and Feb 7th tabulating mtg.
10. The Election committee members determined to not count any of the twelve challenged ballots because they were not signed and counting them would not have changed the outcome did not make a difference because there were nine candidates remaining after one was pressured to withdraw by two other candidates prior to the count. His votes were tabulated. (There were three write in votes each receiving one vote each. (Anyone with more two or more votes was automatically elected.)
11. No nominee received 29 votes because voters did not vote for every candidate.
12. All challenged ballots were opened to verify that dues checks were not included. Challenged ballots were not examined or removed from the return envelopes

13. The majority of voters demonstrated that they followed the documented last six years of election instructions and their votes were counted as is evident in the above documentation.
14. On some occasions in other years the election committee has made the decision to count challenged ballots after verifying that they were otherwise properly from the lot owner when they needed to resolve a tie vote.
15. All mail in (national and local elections) require signatures on the return envelope to validate that the identity of person voting. Failure to sign your ballot is challenged and votes “not cured” are not counted.

2) Accountability 2: The current election lead person (Joe Petersen) shall provide documentation of approval from past boards of directors, for the ballot disqualification criteria. Note: NLRB Rules are not necessarily applicable to this HOA.

Charge #2 – “Approval from Board” – Disqualification - NLRB

Reply: Article III Sec 4 Nominating of Directors shall be made by the Nominating Committee consisting of a Chairman, (Member of the Board) and two or more members of the Association. Nominating committee shall be appointed not less than 30 days before elections. The Nominating Committee shall make as many nominations to the Board as its discretion determines. Nominations may also be made from the floor.

In a democratic process the election committee must be granted the discretion to independently follow the stated rules and instructions and to make judgments that provide for a free and fair election process. In as much as the candidates that are carried over from the last election and are still in office, they have a vested interest in the election. No one candidate or the board should be allowed to influence or demand approval of the committee and the HOA established process. Requiring approval to justify decisions made by any election committee during certification would destroy the democratic process and violate every known freedom. Over the years members of the board have received the notices, requirements, and instructions along with all other voting property owners. Instructions are clearly defined and put in bold type. None of the voting lot owners (members) have challenged or complained about the voting procedures. In fact the voting procedures were discussed in the annual meeting and universally accepted.

1. Members of the Board have been provided a copy of the Election committee certification of election every year by the committee. The majority of the board members demonstrated that they followed the documented last six years of election instructions. No board members challenged the instructions and the Election committee has made decisions independently as circumstanced dictated.

This year however the election process has been challenged and the integrity of the committee has been questioned by some “nominated board member candidates” who have made demands on the well-established practices and have assumed authority not granted in the HOA governing documents or election law. Perhaps we should consider holding a “candidates meeting” to educate them on the process, rules and expectations involved.

Note: The National Labor Relations Board (NLRB) is a US government agency that resolves disputes between Labor Unions and Management issues (Such as health and safety, working conditions and union organization of workers) and has nothing to do with elections. I would be happy to share my vast political and election experience and education in detail if need be.

3) Timely election for 2027: The next election of HOA board of directors shall be conducted and completed prior to 03 December 2026 so that a new board of directors for CY2027 can be in place before January 01, 2027. It is anticipated that the new board of directors will hold an HOA meeting before 17 December 2026.

Charge #3 – Timing of the elections

The timing of elections has been impacted because of decisions made by the HOA Board over the past few years. The board has the ability to determine the timing of the election and the Nominating/ election committee has followed their direction. I have noted some items from the governing documents for additional guidance:

1. Traditionally the annual meetings and elections were held in January each year until 2022 COVID. Several years the meeting was canceled due to weather conditions.
 - a. The By-Laws state that Art II Sec 2. “Annual Meetings of the members shall be held within 30 days of the same day of the same month of each year at an hour set by the board.” Articles of incorporation Art VI 6.2 Members of the Board of Directors shall be elected at the annual meeting of the members in the manner determined by the By-Laws.
 - b. Section 10 Quorum: Equals 1/3rd of the membership in person or by proxy.
 - c. Article III Sec 4 Nominating of Directors shall be made by the Nominating Committee consisting of a Chairman, (Member of the Board) and two or more members of the Association. Nominating committee shall be appointed not less than 30 days before elections. The Nominating Committee shall make as many nominations to the Board as its discretion determines. Nominations may also be made from the floor.

- d. All candidates shall have a reasonable opportunity to communicate their qualifications to, the members and solicit votes. Persons receiving the largest number of votes shall be elected.
 - e. Voting for Directors shall be by secret written ballots.
 - f. Sec 8 Organization Meetings. The first meeting of the members of the Board of Directors following the annual meeting of the membership shall be held within 10 days at a time and place fixed by the board.
 - g. Number of directors: Not less than 2 and no more than 9.
2. The Board determined that elections should be held by mail following COVID because it was not possible to find a local facility to accommodate our meeting. In person voting almost never attracted enough members to have a quorum and no vote could be taken. Voting by mail was determined to be the only way to have a legal, vote with a quorum. This practice has continued for at least six years.
 3. Meetings have been moved to the summer by the Board.
 4. The board enacted cost saving measures for the election.
 - a. Removed the need for a ballot envelope.
 - b. Did not approve return postage on ballot envelopes.
 - c. Costs for Post Office box were questioned and arrangements were made to obtain a mail box at the kiosk.
 - d. Mailing of the annual invoices for dues assessments was moved to January 1 for book keeping purposes meaning that the official Notice of Nominations and election to the members was included to eliminate cost of a separate mailing.

4) Election ballots Next Election: The ballots for the next election shall be presented to the HOA board of directors for review before these ballots are distributed to the neighborhood property owners. See also motion #5 below.

Charge #4 Board approval of Ballots

Each candidate was e mailed an official list of all the candidates as required to the election committee. The style and format of the ballots has remained the same for several years and only the names of the candidates have changed. Ballots must remain under the Election Committees control.

5) Election Candidate Biographical Information:

In past years elections, candidate biographical information was provided along with the election ballots. For the election completed in February 2026, no candidate biographical information

was provided by the election chairman.

The motion: In all future elections, the election chairman shall provide candidate biographical information. This information shall be obtained from each candidate and included along with the ballots with out editing / censorship.

Charge #5 - Biographical Information

As provided by the by-Laws, Biographical Information has always been acceptable and even encouraged. With the exception of one year, when candidates were solicited to provide a short Bio no candidate offered to provide any information. Candidates are all adults and should be capable of providing their qualifications and asking for votes.

6) HOA Mailbox address confusion:

For the election which completed February 2026 a new mail box street address (4301 ½) was used, intended solely for use in receiving election ballots. For unstated reasons ballots appeared at the legacy street address mail box (4301). In the future it is unknown if regular HOA business (4301) correspondence will / will not be posted to the 4301 ½ street address. Therefore the HOA Treasurer and Secretary will require access to both mailboxes.

The motion: All mailbox keys in possession of existing (legacy) board members shall be collected and redistributed to the Treasurer and Secretary.

Charge #6 - Post office Box Confusion

Reply:

As you correctly point out there was confusion but not because of the election committee. The Post office employee definitely demonstrated his inability to read addresses and place them in the assigned mailbox.

The election committee did not monitor the mailbox believing that the ballots should remain untouched until the day they were picked up. I did not hold the key from the time the ballots were mailed until they were counted. Gary alerted me that a few of the returned ballots had been mistakenly delivered to the wrong box. It turned out that all the ballots were in the wrong box.

I met with Postmaster Kellie Cunningham (Feb 18) and I brought the issue to her attention. She was very apologetic and even embarrassed when I told her that all 39 returned ballots plus two returned to sender bad addresses were placed in the wrong mail box!

Two voting members included checks for annual invoice payments with the ballots. Luckily everything was delivered to our other HOA box and not some random address. The Postmaster understood the importance of our election process and the cost it would incur if the election had to be redone. Not to mention the chain of custody issue involved.

After some conversation with the carrier she returned and we discussed the odd assignment of the 4302 ½ address she previously assigned to us and now it will be known as "4301 Unit B." Hopefully that will enable the worker to determine the correct box to put our election in. I also agreed to call her just before the next election to remind her of your event.

As far as the keys are concerned, I have one of three for the committee; the other two were given to the board and should be in the bank safety deposit. The treasurer suggested that I have the key to monitor any mail placed that is placed in the "B Box."

I trust that my response and documentation resolves the issues stated and we can work together going forward. X