



Huntington Townhomes Homeowners Association

REPORT OF THE INSPECTORS OF ELECTION

The Inspectors of Election, LLC (TIE)

Annual Meeting of Members and Election of Directors Wednesday, May 4, 2022

The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent, third-party election service for Huntington Townhomes Homeowners Association and were duly recognized by the Chair of the Annual Meeting. (CA Corp. Code §7614.)

As the duly appointed Inspector of Election at the Annual Meeting of Huntington Townhomes Homeowners Association held on the date noted above and all adjournments thereto, we hereby report as follows:

Quorum for the Annual Meeting:

1. The total Membership is 147.
2. TIE determined that a quorum of **51% = 75 members** was obtained as defined by the Bylaws. A total of 85 members representing a weight of 57.8995 (57.9%) were represented by ballot.
3. No Registration Envelopes were received without signature and could not be counted towards quorum or opened and tabulated.

Supervision of Election

1. TIE reviewed and supervised the registration process.
2. TIE determined the authenticity, validity, and effect of each ballot received prior to the close of the polls.
3. TIE determined all challenges and questions in any way arising in connection with the right to vote.
4. TIE determined if any ballots were invalid and were not counted for any reason.

Election Process

1. There were two (2) vacant positions open for election on the Board of Directors at the Meeting.
2. The terms for the open positions were for three years.
3. In the event of a tie vote between candidates for the final position, candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.
4. Huntington Townhomes Homeowners Association bylaws allow for cumulative voting.
5. The Candidates were as follows, and the votes received for each candidate are listed inline with their name.

Candidate	Votes	Total
Lisa Dunn	34	23.04229
John Grant	43	29.2592
Sam Hendrick	26	17.75705
Felicia Serrano	60	41.06911

6. TIE counted and tabulated all votes for the Election of Directors as follows:

Total actual ballots counted:	<u>82</u>			
Total votes cast in the election:	<u>163</u>	Weight of	<u>111.12765</u>	= ↓
Total votes possible in the election:	<u>111.79782</u>	≤	<u>55.89891</u>	weight X <u>2</u>
Total votes withheld or not voted were:	<u>.67017</u>			
Total of ballots not counted:	<u>3</u>	*		
*Reason for not counting ballots:	<u>Too many votes.</u>			

The two (2) candidates receiving the highest number of votes are as follows and will serve for three-year terms as set forth herein:


Names of Directors Elected

Candidate	Term Until:
John Grant	May 2025
Felicia Serrano	May 2025

Certification of Inspector of Election

I hereby certify that the above are the results of the voting undertaken by TIE as of this date and time.

Printed Name: Sheila Kelly

Signature: 

Title: Chief Inspector of Election

Date: Wednesday, May 4, 2022

Time: 7:15 PM

Destruction/Return of Records

Original documents will be held by the office of The Inspectors of Election, LLC for as required by law and will be returned at that time to Huntington Townhomes Homeowners Association herein.

Requested records are to be returned to:

Huntington Townhomes Homeowners Association
C/O Platinum Group
Attn: Julie Meyerhardt
P.O. Box 80728
Rancho Santa Margarita, CA 92688
julie@platgm.com

Distribution of Certification

1. Copy to Huntington Townhomes Homeowners Association
2. Copy in sealed election package
3. Copy to The Inspectors of Election, LLC

Notice Requirement

Huntington Townhomes Homeowners Association will inform members of the results of this voting event by appropriate means within fifteen (15) calendar days or a time frame and method designated within association governing documents.