

Procedure for Election of Ranchcrest HOA Board Members

In accordance with Article I Of the Ranchcrest HOA Bylaws, the Board of Directors shall consist of no less than three members and no more than nine. The Executive Board (President, Vice President, Secretary and Treasurer) are subsequently appointed by the elected Board during their initial meeting. If there are only three members on the Board, there must be a President, Treasurer and Secretary.

Board elections shall be conducted and finalized during the annual general membership meeting. Nominations for board positions may be submitted by current property owners in good standing at the annual meeting or in writing submitted to the current President or Secretary no earlier than ten (10) working days prior to the election. Nominations submitted in writing must have a property owner signature.

A maximum of nine Board members is permitted but is not required to form the Board.

Election must be by vote of existing property owners in attendance at the annual membership meeting. In order to hold Board office a property owner must be in good standing with regards to dues payment. One ballot vote is permitted per property. If a member owns multiple properties, that member is entitled to one ballot vote per property owned. Proxy votes will be accepted for those unable to attend the meeting only for known issues. Because board member nominees are not finalized prior to the annual meeting, board member proxy votes cannot be honored.

To be elected to a Board position, a nominee must receive 50 percent or more of the voting property owners in attendance. Should there be more than nine nominees who receive 50 percent or more of the eligible property owners' votes, the top nine nominees shall be the elected Board members.

A ballot cast by an eligible property owner may vote for zero of the nominees or up to nine nominees (if that many are nominated) and no more. A ballot of more than nine names written on it will be voided and discarded.

Ballot counting shall be conducted by three property owners in attendance who volunteer and who do not have a household member currently nominated for a Board position. Election results shall be announced at the conclusion of the annual meeting. In the event of a tie for the ninth Board position, it will be decided by the flip of a coin.