

Elections

Elections are held in January. Ballots are mailed to homeowners in December. Homeowners in good standing (not in arrears in payment of their assessments) with the Association are entitled to vote.

Deadline for returning your ballot is noon on the 3rd Monday in January; the day of the Annual Member Meeting. On the morning of the Annual Member Meeting an Election Committee vets and counts the returned ballots, tallies the votes and provides the results in a sealed envelope to the Board Secretary.

The written ballot will contain a description of the directorship to be filled, the names of the individuals nominated by the nominating committee, and provide for write-in votes.

Cumulative voting is permitted. That is, if there are 3 open positions on the Board and the homeowner owns just one property, that homeowner may cast his/her 3 votes for a single candidate or any combination of candidates up to a maximum of 3 votes on their ballot. A ballot becomes invalid if the number of votes cast exceeds the number of open positions. Multiple property owners are entitled to cast one ballot for each lot owned. However they cannot combine their votes on a single ballot.

Candidates receiving the highest number of votes, up to the number of Board vacancies, shall be deemed elected.

Election results are announced at the Annual Member meeting held on the 3rd Monday in January.

For an Election to be valid, a quorum constituting a simple majority (51%) of property owners must cast (return to the Association) a ballot.

Nominating Committee:

The Nominating Committee consists of a Chairperson and additional members as necessary who are appointed by the Board no later than October 15th of each election cycle.

- Chairperson shall coordinate activities of the Nominating Committee to obtain a list of candidates (homeowners) wishing to run for the Board.
- Chairperson contacts each prospective candidate to
 - confirm their desire to appear on the ballot
 - request a brief biography that will be included in the balloting process
 - ask the candidate to go into the HOA office to have a picture taken for use in the balloting process

- explain the candidate's role in the Meet the Candidate event the first week of December
- Candidates are identified and bios and pictures are completed by November 15th to facilitate ballots being mailed by December 1.
- Market to potential Board candidates the opportunity to serve on the HOA Board, encouraging participation.
- Explain the election process as well as duties of an HOA Board Member.
- Coordinate and emcee the Meet the Candidates evening (usually held the first week of December).