

SIERRA CREST HOMEOWNERS ASSOCIATION – 2024 ANNUAL MEETING
BALLOT / ABSENTEE BALLOT

INSTRUCTIONS: The Ballot Below Contains 5 Parts. This is the one that will be used to COUNT YOUR VOTE. So please make sure you fill this out completely and turn it in before the meeting starts.

NOTE: Per Texas Code Section 2009.00592

"By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail."

PART 1 – Vote to Approve 2025 Budget – to Keep Monthly Dues at \$260/mo

Per the new Declaration adopted September 12, 2023 Section E-10, the members are required to adopt a balanced budget for the upcoming year. The Board is required to present a proposed budget for the members to approve at the Annual meeting. This budget requires two thirds vote of the members present or represented by absentee ballot or proxy at the meeting to pass. If the members do NOT approve the proposed budget, the Members will have to find another way to balance the budget at the meeting.

The Board is proposing the following budget for 2025 which consists of \$322,380. In order to meet this expense, to **have a balanced budget would require maintaining the monthly dues at \$260/mo**. If an Owner pays the full year upfront before January 31, 2025, they will be entitled to a 10% discount. Assuming all members paid in advance, we would meet this budget. Assuming half the members paid in advance and half paid their dues on a monthly basis, we project to have a surplus of \$7,600.

I vote to approve the 2025 budget as provided in the Information packet. NO _____ YES _____

I vote to Keep the dues at \$260/mo. NO _____ YES _____

Member Information:

Name of the member submitting this ballot: _____

Address(es) Owned: _____

Account No(s): _____

Signature: _____ Date: _____

PART 2 - PROPOSED AMENDMENTS TO SIERRA CREST DECLARATION

All proposed amendments to the Sierra Crest Declaration require 67% Member approval to pass and be adopted. Currently, that means at least 75 YES votes.

Item No.	Proposal Title	NO	YES
2.	Non-Permitted Items List and Consequences		
3.	Common Areas Definition		
5.	Common Open Space Sales		
7.1	ACC Terms		
7.2	ACC Residency		

Member Information:

Name of the member submitting this ballot: _____

Address(es) Owned: _____

Account No(s): _____

Signature: _____ Date: _____

PART 3 - PROPOSED MAJOR BOARD ACTIONS AND DECISIONS

The following are proposed changes that require 60% YES vote of the members present at the meeting to Pass.

Item No.	Proposal Title	NO	YES
4.	Reversal of Common Open Space on Sierra Crest Back to Residential Lots		
6.A.(1)	Install an Ornamental Security Wrought Iron Gate at Entrance		
6.A.(2)	If Item 6.A.(1) Ornamental Gate Passes, Design Option 1?		
6.A.(2)	If Item 6.A.(1) Ornamental Gate Passes, Design Option 2?		
6.B	Security Camera System		

Member Information:

Name of the member submitting this ballot: _____

Address(es) Owned: _____

Account No(s): _____

Signature: _____ Date: _____

PART 4 – PROPOSED changes to the ACC Rules and Procedures Guide

The following changes are being proposed to the current ACC Rules and Procedures Guide. The following are proposed changes that require 60% YES vote of the members present at the meeting to Pass.

Item No.	Proposal Title	NO	YES
8.1	ACC Notify Board of New Application		
8.2	Increase Deposit Requirement and Delete Certified Check		
8.3	ACC recommend waive or reduce deposit to Board		
8.4	Timely Completion of Projects		
8.5	Appeal Timelines and Final Appeal		
8.6	Give ACC discretion on Set Backs		
8.7	Construction Dimensions		
8.14	Exterior Elevations		
8.15.(1)	Owner Acknowledgment - dimensions		
8.17	Primary View		
8.8	Walls and Fences definition		
8.9	Damage to Common Areas		
8.10	Definition of Small Project		
8.11	ACC notify Board of Application Approval or Denial		
8.12	Authority to Fine Members Not in Compliance		
8.13	Return of Deposit		
8.15.(2)	Owner Acknowledgment – related to backcharge deposit		
8.16	Remove certain items from purview of ACC		

Member Information:

Name of the member submitting this ballot: _____

Address(es) Owned: _____

Account No(s): _____

Signature: _____ Date: _____

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PART 5 – Election of Board of Directors

The Board of Directors is composed of members serving staggered two-year terms. There are 4 Directors currently serving whose term expires in 2024 – Alex Barron, Adrian Garcia, Jorge Sanchez and Ruth Ojeda. The terms of 3 of the Directors - John Gates, Margarita Villalobos and Shemuwel Baruch - expire at the end of 2025. We will be electing 4 Directors this year.

Nominated by Board _____

___ Alex Barron (11 Diamond Crest)

___ Jorge Sanchez (28 Lone Crest)

___ Ruth Ojeda (16 Silver Crest)

___ Eduardo Mendoza (67 Sierra Crest)

Nominated by Members

___ Leslie Jean-Pierre (4 Sierra Crest)

___ Josh Ladd (20 Bronze Crest)

___ Jesus Carrillo (15 Lone Crest)

___ Anthony Castanares (14 Copper Crest)

Write-In

Member Information:

Name of the member submitting this ballot: _____

Address(es) Owned: _____

Account No(s): _____

Signature: _____ Date: _____

Please return to Sierra Crest – c/o DANA Properties, 6201 Escondido Drive, El Paso TX 79912-1947. You can also email the form to board@sierra-crest.org or sheldon@danaproperties.com or leave the form at the Sierra Crest Guardhouse.

NOTE: If you plan to vote absentee the deadline to submit your vote is 3:00pm on Friday, December 13, 2024 to have enough time to bring it to the meeting before they close the office.

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Sierra Crest

Professionally Managed by:

DANA Properties

www.danaproperties.com

(915) 581-0900

6201 Escondido Drive – Main Office

El Paso TX 79912-1947

PROXY

Annual Members Meeting

1:00pm-4:00pm, Saturday December 14, 2024

Location: Hilton Garden Inn, 111 W. University Ave., El Paso TX 79902

If you are not attending the Annual Members Meeting you may designate a proxy to represent you – the proxy does not have to be a member of SCHOA. You have options:

- 1. You may empower the proxy to vote for any measures, amendments to declaration or bylaws, or other business arising during the meeting.

OR

- 2. You may also cast a blank absentee ballot solely to register your presence for establishing a quorum.

Proxy: The undersigned member, revoking all proxies made by me heretofore made, hereby appoints _____ as his/her true and lawful proxy with full powers of substitution, as restricted below, to represent and cast votes as necessary on all matters raised at the special meeting of the members, including the election and removal of members to the Board of Directors of the Association, or its various Committees.

This proxy shall be valid for 15 days after the date of signature.

Name of the member assigning this proxy: _____

Address: _____

Account No: _____

Signature: _____ Date: _____

Please file with the: Sierra Crest HOA Secretary at Meeting per Bylaws Article V, Section 3 and 8.
<https://sierra-crest.org/legal-documents>