

TALEGA MAINTENANCE CORPORATION

21st ANNUAL ELECTION MEETING

November 17, 2020

Via Zoom

MINUTES

I. SIGN-IN & Check in with Inspector of Election from 6:00 p.m. – 7:00 p.m. via Zoom meeting.

II. CALL TO ORDER

The Talega Maintenance Corporation 21st Annual Election Meeting was called to order at 7:21 p.m.

III. INTRODUCTION

Introductions were made identifying the current Talega Maintenance Corporation Board of Directors, the Board of Directors in attendance, management staff, legal counsel and inspector of election.

IV. DELEGATE BRIEFING

There were thirty-one (31) members in attendance and three (3) candidates this evening.

V. DELEGATE DISTRICT MEETING

The Inspector of Election began opening and pre-counting ballots on November 10, 2020 prior to the open session board meeting. The deadline to submit ballots was November 9, 2020 to the Inspector of Elections office.

VI. PURPOSE OF MEETING

An announcement was made that the purpose of the meeting is to elect two (2) members to the Talega Maintenance Corporation (TMC) Board of Directors for a three (3) year term. It was further explained that TMC is a five (5) member board with two (2) positions open and three (3) candidates running for the two (2) open seats.

VII. INSPECTORS OF ELECTION

The following individual served as Inspector of Election: Steve Schonwit of Schonwit Consulting Group, Certified Public Accountants/Inspector. James McCormick of Delphi Law Group, general legal counsel for Talega Maintenance Corporation present.

VIII. QUORUM

According to Article 2.4, Section 2.4.2 of the Bylaws, quorum is represented by 25% of the voting power of the Master Association. As there are 3499 homes in the community, quorum is represented by 875 homes. The Inspector of Election noted that there were 2,779 homes represented at this time, therefore quorum was achieved.

A. MAILING OF OFFICIAL MEETING NOTICE

Although the association's governing documents call for a different requirement to distribute election materials, California Civil Code requires that notices and secret ballots must be distributed to the membership at no sooner than 30 days prior to the annual meeting. As the notices and ballots were mailed on September 29, 2020, this requirement was met.

B. CERTIFICATE OF QUORUM SIGNED BY Inspector of Election

C. PREVIOUS YEAR'S ELECTION MINUTES

The minutes from the annual meeting last year were available for review within the election mailing package; no election took place at this meeting therefore waiving the reading of these minutes.

D. EXPLANATION OF VOTING PROCEDURES

Those in attendance received an explanation of Class A voting. Additionally, an explanation of the cumulative voting process was provided.

IX. NEW BUSINESS

A. STATE OF THE COMMUNITY PRESENTATION

A Power Point Report was provided to those in attendance. Dennis Kamp, CFO presented a Financial overview of the Corporations finances. Brian Taylor, Executive Director provided an overview of Scope of Operations, Maintenance & Landscape Projects, Reserves, and current and future Board Projects.

B. THE YEAR IN REVIEW PRESENTATION

A photo slide show of the 2020 Talega Lifestyle Corporation events was presented.

X. ANNOUNCEMENT OF RESULTS

The Inspector of Election completed the Inspectors Certificate and Steve Schonwit announced the results of the election as follows.

- **Andrea Ewell** 341 votes cast
- **Serge Jonnaert** 261 votes cast

The remaining votes were cast as follows:

- **John Torok** 171 votes cast

The Minutes of the Annual Meeting of November 19, 2019 were approved as follows:

For: 272
Against: 4
Abstain: 117

XI. ADJOURNMENT

There being no further business to come before the 21st Annual Election Meeting of the Delegates was adjourned at 8:13 p.m.

APPROVED: _____ DATE: _____