

Heritage Ranch Owners Association

REPORT OF THE INSPECTORS OF ELECTION

The Inspectors of Election, LLC (TIE)

Annual Meeting of Members and Election of Directors Saturday, August 17, 2024

The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent, third-party election service for Heritage Ranch Owners Association and were duly recognized by the Chair of the Annual Meeting.

As the duly appointed Inspector of Election at the Annual Meeting of Heritage Ranch Owners 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 2090.
2. TIE determined that a quorum of **25% = 523 members** was obtained as defined by the Bylaws. A total of 716 members (34.26%) were represented by ballot.
3. 16 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 **three (3)** vacant positions open for election on the Board of Directors at the Meeting.
2. The terms for the open positions were for **two** 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. Heritage Ranch Owners 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	Total
Marc D. Coons	190
Scott Keller	620
Matt Mazzo	89
Lisa Ptaszenski	231
Keith Roberts	175
Martin Rowley	130
Tom Swanson	367
Masen Yaffee	306
Write In: Robert Soden	9
Write In: Randy Tripp	1

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

Total actual ballots counted:	712				
Total votes cast in the election:	2118				
Total votes possible in the election:	2136	≤	712	ballots X	3
Total votes withheld or not voted were:	18				
Total of ballots not counted:	4				*
*Reason for not counting ballots: <u>3 - too many votes cast, 1 - empty yellow envelope.</u>					

The **three (3)** candidates receiving the highest number of votes are as follows and will serve for two-year terms as set forth herein:


Names of Directors Elected

Candidate	Term Until:
Scott Keller	August 2026
Tom Swanson	August 2026
Masen Yaffee	August 2026

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: Saturday, August 17, 2024

Time: 12:30 PM

Destruction/Return of Records

Original documents will be held by the office of The Inspectors of Election, LLC as required by law and will be returned at that time to Heritage Ranch Owners Association herein.

Requested records are to be returned to:

Heritage Ranch Owners Association
C/O Heritage Ranch Owners Association
Attn: Skyler Jewell/Alisha Horn
2130 Heritage Loop Road
Paso Robles, CA 93446
sjewell@hroa.us/ahorn@hroa.us

Distribution of Certification

- 1. Copy to Heritage Ranch Owners Association
- 2. Copy in sealed election package
- 3. Copy to The Inspectors of Election, LLC

Notice Requirement

Heritage Ranch Owners 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.