

# **BROADSTONE PLACE OWNERS ASSOCIATION ANNUAL GENERAL MEMBERSHIP MEETING**

## **NOTICE OF GENERAL MEMBERSHIP MEETING**

**TO:** Broadstone Place Owners Association Members

**SUBJECT:** Annual General Membership Meeting

**DATE:** Thursday, May 20, 2021

**TIME:** 6:00 P.M.

**LOCATION:** Zoom telephone (669) 900-9128  
Meeting ID: 853 6814 3956  
Passcode: 928394

### **AGENDA**

- I.** Meeting Called to Order – 6:00 PM
- II.** Determination of Quorum
- III.** Nomination of Candidates / Tabulation of Ballots
- IV.** Approval of 2020 Annual General Membership Meeting Minutes
- V.** Financial Business
  - A. IRS Ruling 70-604
- VI.** Director Comments
- VII.** Open Forum
- VIII.** Election Results
- IX.** Adjournment

# **SECRET BALLOT VOTING INSTRUCTIONS** ***BROADTONE PLACE OWNERS ASSOCIATION***

Dear Members:

Enclosed is your secret ballot to vote on the election of Directors. Please review these instructions **prior** to completing your *Secret Ballot*. Following these instructions better ensures that your *Secret Ballot* will be counted to determine the outcome of the election.

- A. Once you have reviewed the enclosed *Secret Ballot* and any supplemental materials regarding the election, please indicate your vote(s) on the *Secret Ballot* by putting an "X" or other distinguishing mark in the appropriate square(s).
- B. Three (3) Directors are being elected. Please do not vote for more than 3 candidates. **Please note: If you vote for more than 3 candidates, none of your votes in the director election will be counted.** You are not required to vote for 3 candidates; you may vote for fewer than 3 candidates if you wish.
- C. **DO NOT** write your name, address or lot number on the *Secret Ballot*. **DO NOT** sign your *Secret Ballot*.
- D. Once you have indicated your votes on your *Secret Ballot*, place the *Secret Ballot* into the plain smaller envelope (marked "Secret Ballot Envelope" or "Ballot Envelope"). Seal the smaller envelope. **DO NOT** sign or write anything on that envelope.
- E. Place that smaller envelope containing the completed *Secret Ballot* into the larger, Return Envelope that is pre-addressed to the Inspector of Election. Seal the Return Envelope.
- F. **Sign your name** and indicate your name and the address or lot number within the Broadstone Place Owners Association development that entitles you to vote, where indicated **in the upper left-hand corner on the front of the Return Envelope**. (Failure to sign the Return Envelope invalidates the enclosed *Secret Ballot*.)
- G. Add postage and deposit the Return Envelope in the mail. Please note, you will not be able to drop off ballots at the meeting. You will need to **MAIL** your ballot to **ARRIVE** no later than the close of polls, Thursday, May 20, 2021, at 5:00 PM to:

Inspector of Election  
C/o Johnson Ranch Management  
2140 Professional Drive, Suite 260  
Roseville, CA 95661

- H. Once your *Secret Ballot* is cast, it cannot be revoked. A *Secret Ballot* is "cast" when the Return Envelope is received at the location designated by the Inspector of Election.
- I. If you need a replacement *Secret Ballot*, please contact Johnson Ranch Management, Rob Hessing at (916) 784-6605 or rhessing@johnsonranch.biz.

**BROADSTONE PLACE OWNERS ASSOCIATION**  
***SECRET BALLOT***

This secret ballot is for the election of Directors. In this election three (3) Directors will be elected to the Association's Board. You may cast a total of three (3) votes in this election and may only vote once for a candidate.

I hereby vote for the following candidates to serve as Directors:

**Darine Defreese** [ ]

**Eric Hanson** [ ]

**Richard McKenna** [ ]

The three (3) candidates receiving the highest number of votes shall be elected to the Board of Directors.

The quorum requirement for this election is 45% (24 lots) of the Members eligible to cast a secret ballot, or 25% (13 Lots) if the election cannot initially be held and must be rescheduled.

The balloting period for this election will close at 5:00 PM on **May 20, 2021**. You will need to MAIL your ballot to ARRIVE at the address listed above no later than the close of polls, Thursday, May 20, 2021 at 5:00 PM.

**TO ENSURE SECRECY, DO NOT SIGN THIS BALLOT**