

# **ALDER POINT OWNERS ASSOCIATION ANNUAL GENERAL MEMBERSHIP MEETING**

## **NOTICE OF GENERAL MEMBERSHIP MEETING**

**TO:** Alder Point Owners Association Members

**SUBJECT:** Annual General Membership Meeting

**DATE:** Tuesday, January 26, 2021

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

**LOCATION:** Zoom telephone (669) 900-9128  
Meeting ID: 876 8420 8323  
Passcode: 131200

<https://us02web.zoom.us/j/87684208323?pwd=c3dCNmhGZlcveTR1TUl3WHNYakxhZz09>

## **AGENDA**

- I.** Meeting Called to Order – 6:00 PM
- II.** Determination of Quorum
- III.** Approval of 2020 Annual General Membership Meeting Minutes
- IV.** Financial Business
  - A. IRS Ruling 70-604
- V.** Open Forum
- VI.** Election Results and Director Positions
- VII.** JR Community Representative/JROCC Representative
- VIII.** Adjournment

**ALDER POINT OWNER'S ASSOCIATION  
ANNUAL GENERAL MEMBERSHIP MEETING MINUTES**

**DATE:** February 11, 2020  
**TIME:** 6:00 P.M.  
**PLACE:** Johnson Ranch Management, 2140 Professional Drive, Suite 260, Roseville

**BOARD MEMBERS IN ATTENDANCE:** Tom Noonan, Heidi Blount, Molly Scholes,  
Sergio & Ashley Vincenti

**OTHERS IN ATTENDANCE:** Rob Hessing, Johnson Ranch Management

- I. **CALL TO ORDER:** The meeting was called to order at 6:00 P.M. by Bob King.
- II. **DETERMINATION OF QUORUM:** The Annual Meeting originally scheduled for January 28, 2020 was rescheduled due to a lack of quorum. The quorum requirement for the rescheduled meeting is 25% (18 proxies and/or attendees). Fifteen (15) proxies were received by the Inspector of Election and four (4) owners attended, resulting in a quorum of the membership.
- III. **INTRODUCTION OF THE BOARD OF DIRECTORS:** No introductions were made.
- IV. **MINUTES:** There were no prior minutes to approve due to past lack of quorum.
- V. **FINANCIAL BUSINESS: IRS Ruling 70-604:** Whereas the members of Alder Point Owners Association wish to comply with IRS Revenue Ruling 70-604, in order to protect member assessments from taxation, do hereby adopt the following resolution:
- “Resolved, that the members hereby vote to apply any unspent member assessments from the fiscal year ending December 31, 2020 to the members assessment of the subsequent fiscal year, as provided by IRS Revenue Ruling 70-604.
- This resolution is adopted and made a part of the minutes of the Annual Meeting on February 11, 2020.” A motion was made; second and carried. Motion passed unanimously.
- VI. **DIRECTOR COMMENTS:** No director comments were made.
- VII. **OPEN FORUM:** Discussion of Association rules.
- VIII. **ELECTION RESULTS:**  
As there were three positions available and no candidates, the membership reappointed the current Board members, Tom Noonan as President, Molly Scholes as Vice-President, and Heidi Blount as Secretary/CFO, to serve the current term. Tom Noonan appointed as representative of Jr Community and JROCC.
- IX. **ADJOURNMENT:**  
Motion to adjourn at 6:10 P.M.

By: \_\_\_\_\_  
Secretary, Alder Point Owners Association

# **SECRET BALLOT VOTING INSTRUCTIONS**

## ***ALDER POINT 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 Alder Point 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, Monday, January 25, 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.

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Attached is my nomination application.

I feel I have been a valuable addition to the Alder Point HOA Board for the last almost 2 years. It is important to me to keep our community looking good. I feel the best way to do this is to become part of the process.

I hope to continue to be a part of the process of maintaining our community ,while keeping our monthly costs as low as possible.

Thank you, Heidi Blount

# **ALDER POINT 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:

**Heidi Blount**            ☐ **]**

**Thomas Noonan**       ☐ **]**

**Molly Scholes**        ☐ **]**

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% (32 lots) of the Members eligible to cast a secret ballot, or 25% (18 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 **January 25, 2021**. You will need to MAIL your ballot to ARRIVE at the address listed above no later than the close of polls, Tuesday, January 25, 2021 at 5:00 PM.

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