

Cedar Ridge Homeowners Associate – 2023 Special Election Ballot - Final

**Instructions**

1. **\*\*REQUIRED\*\*** Please fill in your lot number here: # **\*\*REQUIRED\*\***
  - a. **Note 1: Ballots without lot numbers are invalid because we must verify each lot is in good standing. Your vote is confidential, meaning private to you and the counting team, but not anonymous to ensure transparency.**
  - b. **Note 2:** Please vote, a quorum of respondents is required for any election, motion, or vote to be valid, this mechanism is to protect the rights of the majority of homeowners from a smaller but more vocal minority. Any vote without a quorum allows for an individual homeowner to challenge the legitimacy of the vote. Within CRHOA consisting of 91 homes, 34% (31 homes) responses will be considered sufficient for quorum. Once quorum is established a simple majority of responses will win any vote or positional election. **Please encourage others to vote to help achieve quorum but, you are not required to vote for any person or proposed change if you don't wish to.**
2. Vote for board members and/or proposed changes, please mark your ballot so that your intentions are clear.
  - a. For Board Members: Place a check mark, "X", circle the name, or write in a member name you wish to nominate.
  - b. For Proposed changes: Place a check mark, "X", or circle one option, in the "YES" or "NO" box for each of the proposed changes. If no option is checked this will be counted as a vote for the status quo/current state.
3. Please return ballots in the way that is most easy for you, **Votes must be returned by: 5/10/2023**
  - a. Email pictures or scanned completed ballots to: [elections@cedarridgehomeowners.com](mailto:elections@cedarridgehomeowners.com)
  - b. Physically mail completed sealed ballots to: CRHOA, P.O Box 7403, Bonney Lake, WA 98391
  - c. Hand completed ballots to any board member or election committee member.
  - d. Have another person bring your sealed ballot to a board or EC member, please include a signed letter giving them permission to do so.
4. If quorum is achieved the results of the vote will be communicated within two weeks of voting completion. If quorum is not achieved the vote must be extended.

**Board of Directors -**

There are 3 positions available for the 2023/2024 Cedar Ridge Board of Directors. If at least 34% of homes respond to the ballot, the 3 Candidates receiving the most votes will be elected to serve as a member of the Board of Directors for a two-year term expiring in December 2024. Please vote for the candidate/candidates of your choice. You cannot vote for or write in more than 3 candidates.

**\*\*NOTE\*\* THERE ARE NO CURRENT CANDIDATES WHO HAVE VOLUNTEERED TO RUN IN THIS ELECTION. Please write in one or more candidate(s) if you wish – Election Committee 2023**

Write-in Candidate \_\_\_\_\_

Write-in Candidate \_\_\_\_\_

Write-in Candidate \_\_\_\_\_

**Proposed Changes**

1. It is proposed that the Cedar Ridge Homeowners Associate be dissolved, 66% (61 homes) of homeowners must approve such an action. Method of dissolution to be determined if this measure were to attain vote required by owner's agreement. A vote for "YES", approval indicates you wish the HOA to investigate dissolution. A vote to "NO" indicates you wish to keep the HOA.

YES, REVIEW TO DISSOLVE

☐

NO, LEAVE ALONE

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**Completed Ballots must be returned by: 5/10/2023**

**Please ensure both sides are completed.**

Approved 3/15/2023 with updates completed: 3/17/2023

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**Proposed Changes – Implementation of all changes to be written by Rewrite committee and then language will be voted upon.**

- 2.** It is proposed that the requirement for quorum be lowered from 34% (31 homes) down to 28% (26 homes). This would make it slightly easier to complete business at meetings. A vote for approval indicates you wish for the CCR & Bylaw Committee to make changes to governing documents and procedures to enable this change. A vote to reject indicates you wish to keep the HOA quorum requirements at 34% (31 homes).

YES, REVIEW

☐

NO, LEAVE ALONE

☐

- 3.** It is proposed that HOA board meetings be moved from monthly to quarterly basis (at minimum) and that required documents be updated by CCR & Bylaw Committee to indicate this new requirement. This would encourage more participation as meeting frequency is reduced, this would also reduce load on board member's time. This would not reduce or eliminate the freedom members have to contact board members personally with concerns. A vote for approval means you agree to move meetings to a quarterly basis.

YES, REVIEW

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NO, LEAVE ALONE

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- 4.** It is proposed that the 2021 annual meeting minutes be accepted. Due to low attendance at the annual meeting, we were unable to reach the 34% of homes required for quorum and were not able to finish the required business per the governing documents.

YES, ACCEPT

☐

NO, REJECTED

☐

- 5.** It is proposed that section of the HOA rules governing vehicles be amended to remove the three-vehicle requirement and instead use language that requires vehicles to be kept in ACC approved driveway areas, not on lawns, and allow for the number of working vehicles that fit within the driveway, if approved details to be written by CCR & Bylaw Committee. The Recreational and Commercial Vehicle agreement language will remain unchanged from the current state.

YES, REVIEW

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NO, LEAVE ALONE

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- 6.** It is proposed that section of the HOA rules governing trash cans, recycling cans, and yard waste cans be amended by CCR & Bylaw Committee to remove requirements requiring cans to be properly screened and shielded from adjacent properties. Owners would still be requested to keep trash cans in back or side yards, not in front of houses or garages.

YES, REVIEW

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NO, LEAVE ALONE

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- 7.** It is proposed that section of the HOA rules governing fencing design requirements be removed by CCR & Bylaw Committee and instead be replaced with construction approval via the Architectural Controls Committee process, this would allow the neighborhood to accept more modern fence designs and material usage while still maintaining the neighborhood aesthetic.

YES, REVIEW

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NO, LEAVE ALONE

☐

OPTIONAL - Please Print Name: \_\_\_\_\_

OPTIONAL - Please Sign: \_\_\_\_\_

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