

Hello,

This announcement notice is accompanied by the 2023 Special Election Ballot. There have been significant questions regarding the future of the HOA and elections processes asked during the 2022 annual meeting and the last several board meetings. Within this notice we'll try to address the most common questions and comments in a bit more detail. The purpose of this election is threefold, first to provide the homeowners the opportunity to voice their input on board member election (we have no current candidates to fill our three open spots) if you have a nomination please write in a name. Secondly, some members have clearly expressed their desire to end the HOA, the voting requirement for this special action requires 66% or 61 homes. Third, we have received several proposed changes from various homeowners directly as well as from the 2022 interest survey. The requirements for voting for these three types of issues are different but the overall goal of the election is to get the broadest possible engagement with the highest number of people by bringing together the most significant issues. **This ballot does not directly change the governing documents.** The governing documents shall be reviewed & all changes written by the rewrite committee will be voted upon by HOA before implementation. With that said if there is insufficient participation in a simple ballot there is no reason to convene the rewrite committee to draft language.

This notice along with the 2023 Elections Procedure, and 2023 Special Election Ballot were drafted by the Elections Committee Chair and reviewed with the Elections Committee members and then approved by the board. I'd encourage everyone with the opportunity to review the elections procedure document several important new protections were added to homeowner rights regarding elections.

You can find details on the procedure and ballot on our website here:

<https://www.cedarridgehomeowners.com/committees/elections-committee/>

Or navigate from the website home screen to "Committees > Elections Committee."

Or contact the Elections Committee via email at elections@cedarridgehomeowners.com

Please Vote – Election date is 5/10/2023 and completed ballots must be returned by then via mail, email or in person drop off.

-Elections Chair

Frequently Asked Questions

Q 1. Why is a lot number required? Are votes anonymous? Who can see my vote? I'm worried about reprisal.

- a. Every ballot is required to have a lot number position at the top of the ballot this is to verify that lot is in good standing with no missing dues or fees. The homeowner is responsible for filling in this lot number. Ballots without lot number may not be counted and will be set aside, however if some other method exists to identify the sender, the member may be contacted by the election committee to "cure" their ballot by adding their lot number. Members will be provided at maximum 48 hours to "cure" the ballot. Only one ballot per lot will be accepted. Ballots will include instructions for submission of Ballot. Homeowners may cure a "standing" status by paying any past due HOA obligations.
- b. Votes are confidential to the Elections Committee but not anonymous, counters must first validate that a lot is in good standing and only then count the ballot. This is why the lot number was moved from the outside of the envelope to the top of the ballot so that it can't be lost. As the ballot is a single page the lot number is retained with the vote. Board members up for election may not participate in the counting of their own votes.

Q 2. Why does quorum matter? We never had it before or at least not recently? Who decides? Why is lowering quorum on the ballot?

- a. A quorum of respondents is required for any election, motion, or vote to be valid; this mechanism is to protect the rights of most 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.

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

Last Updated: 4/07/2023.

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- b. Lowering the quorum requirement was proposed at the 2022 annual meeting as a way to get the meeting moving forward it was also stated that in the past the board has only considered attendance at the meeting as the number required for quorum however this would leave the potential decision making to a very small group of people who could essentially vote in the things they want regardless of the majority opinion.

Q 3. If quorum is required for elections how is the current board serving?

- a. This question was asked in several variations over the last few months. The current board members were appointed to their full-term positions by the previous board. Board members have the power to appoint people to fill vacant board positions if no other candidates are available. Two of the four members are serving temporary appointments through the conclusion of the election. We have no current volunteers to step up to a board position and didn't have a signed elections procedure until recently. Now that we have an election procedure, we'd love to have some folks volunteer to help fill open board roles.

Q 4. Why weren't the votes from the 2022 annual meeting counted? What happened?

- a. At the annual meeting only 28 homes were represented this didn't meet the legal requirements for quorum and the meeting was unable to officially start. The homeowners engaged in general discussion regarding the budget and issues facing the HOA. Several members present expressed strong feelings about the decision to require a quorum of homeowners. Since the election committee was staffed up, I've had a chance to review the envelopes collected of ballots. **I've not looked inside at the votes.**
 - i. Results (24 potentially valid votes) 1 vote – (invalid -no lot number), 1 vote – (invalid – empty), 1 vote returned after the annual meeting via mail (not valid - late). 24 valid votes does not reach the quorum requirements of 31 homes. Even under the new procedure these votes would be insufficient to hold an election.
 - ii. Furthermore, the one candidate we had for the board at that time has since withdrawn their name from consideration.

Q 5. Why is dissolution on this ballot?

- a. Several members have expressed that if the HOA is not able to conduct business due to low participation rates, then the value of the HOA is diminished and should be dissolved returning saved money to the homeowners. This is a special action and requires a super majority 66% or 61 homes of votes for this specific action to investigate dissolution per RCW.

Q 6. Why are these proposed changes on the ballot? How were the proposals determined?

- a. Proposed changes are included to increase community involvement by trying to address the issues that have the most vocal and frequent engagement from the community. Increased involvement in the voting process allows some action to begin to occur to address long standing frustrations and opportunities for improvement. Proposals were collected via the 2022 interest survey and brainstorming over several board meetings of the most common issues.

Q 7. How are changes made if votes are sufficient?

- a. If a quorum 34% (31 homes) is achieved in the vote for proposed changes (different from dissolution requirements), and if there is a simple majority vote to pursue a particular item then that direction will be shared with the rewrite committee. The governing documents shall be reviewed & all changes written by the rewrite committee will be voted upon by HOA before implementation. No votes or blank votes indicate a desire to maintain the status quo.

Q 8. There was a petition not to vote, how do you respond to that?

- a. Choosing not to participate requires no effort and no decisions. It prevents the HOA from moving forward in any meaningful way. The only option left for the HOA board per the governing documents is to burn money conducting repeated elections. I personally believe voting on something is the only way to move the HOA forward at all. Otherwise, the board (whoever is in the role) can simply take any action it wishes at its own discretion.

Q 9. What happens if we don't get enough votes?

- a. The only procedural option is to conduct another election.