

**Esplanade at Sommers Bend Community Association
First Annual Meeting of the Membership
Rec Center: 32176 Goldback Way Temecula, CA
Wednesday, December 1, 2021
Minutes**

- 1. Call to Order** The Annual Meeting of the Membership was called to order at 5:15 by Inspector of Election Vanessa from HOA Election Experts.

- 2. Purpose of Meeting** The members were requested to vote for one (1) board members to serve two-year terms each, approve the annual meeting minutes of the prior year, and to vote on IRS Revenue Ruling 70-604.

- 3. Certificate of Mailing** California Civil Code requires that the ballots be distributed to the Membership at least 30 days prior to the Annual Meeting, and it was noted that the materials were distributed on October 29, 2021, thereby meeting the notification requirements.

- 4. Certificate of Quorum** Quorum on the 1st attempt is 25% of the 34 members, therefore 9 units must be represented in person, by ballot, or by proxy. The Inspector noted that 12 ballots were received, and the election could be conducted.

- 5. Election Results** Inspector of Election Vanessa from HOA Election Experts LLC announced the results of the election as follows:

For the Esplanade @ Sommers Board of Directors:
Jeanne Markel 11 votes

IRS Revenue Ruling 70-604:
Ayes 10 Nays 0 Abstain 2

- 6. Adjournment** There being no further business to come before the Membership, the Annual Meeting was adjourned at 5:25 PM.

Certificate of Authenticity

I, Nicole Balchunas, hereby certify that the foregoing is a true and correct copy of the Annual Meeting minutes of the Board of Directors held on the above date.

<u>Nicole Balchunas</u>	<u>secretary</u>	<u><i>Nicole Balchunas</i></u>	<u>1/22/2024</u>
Printed Name	Title	Signature	Date

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