

ANDALUSIA HOMEOWNERS' ASSOCIATION
2024 Annual Membership Meeting Notice and Agenda

December 5, 2024

Meeting held at 7:00 PM in the Andalusia Clubhouse

PRESENT

Ron Shore	President	Rick Henry	Homeowner/Nominee
Kenny Feng	Vice - President	Rob Roggenbusch	Association Manager (CMS)
John Burnett	Treasurer	Deanna Libert	Election Inspector – Liberty
Matt Cano	Secretary		HOA Election Services
		3 homeowners	

I CALL-TO-ORDER - 7:00 PM

II INTRODUCTIONS – The Inspector of Elections, Deanna Libert from Liberty HOA Election Services introduced herself.

III ESTABLISHMENT OF QUORUM – The Inspector of Elections went over the necessary requirements to establish quorum:

- A. There are 108 units, and 51% or 54 members are required for quorum.
- B. The Inspector received 57 ballots via mail
- C. 4 of the ballots received were invalid, bringing the total to 53 valid ballots.
- D. Deanna attended the Annual Meeting, at which 3 homeowners attended, two of which had not submitted a ballot. That meant those 2 homeowners counted towards the establishment of a quorum.
- E. Therefore with 53 valid ballots and two homeowners who had not sent ballots present, a total of 55 units were represented and a quorum was established.

IV GOOD OF THE ASSOCIATION & OPEN DISCUSSION

Ron discussed the financial health of the Association and summarized some of the major expenditures of the past year.

V ELECTION COUNT AND RESULTS

- A. Director Results
 - 1. Kenny Feng received 51 votes and is therefore elected to the Board of Directors.
 - 2. Matt Cano received 52 votes and is therefore elected to the Board of Directors.
- B. 2023 Annual Meeting Minutes were approved with 50 yes votes, 3 no votes and 0 abstaining.
- C. The 2024 IRS Resolution was approved with 48 yes votes, 1 no votes and 4 abstaining.

VI ADJOURNMENT – 7:29 PM



ANDALUSIA HOMEOWNERS ASSOCIATION 2024 ANNUAL MEETING REPORT BY INSPECTOR OF ELECTIONS

The undersigned, having been duly appointed as the Inspector of Elections for the 2024 Annual Meeting of Andalusia Homeowners Association (the "Association"), held December 5, 2024 (the "Meeting"), does hereby report as follows:

1. I, Deanna M. Libert, was appointed as an independent third party, as defined by Civil Code §5110, by the Board in the tabulation and counting of ballots.

2. On November 5, 2024, I was provided with a ballot for dissemination to the Members of the Association. I personally inspected the list of Members of the Association provided to me by its Board of Directors and verified that ballots were sent to each Member at the address of record with the Association. All members of the Association were entitled to vote on the prepared ballot.

3. On December 5, 2024, at 12:00 p.m., the polls were closed. At that time, I had received fifty-seven (57) ballots. Four (4) ballots were invalid because they did not have a voter's signature. Fifty-three (53) ballots would count for quorum. The ballots had remained in my possession since receipt by mail or delivery in person. I verified each Member's information and signature on the outer envelope prior to the Meeting.

4. On December 5, 2024, at 7:00 p.m., I was present at the Meeting of the Association with the ballots delivered to my office by the close of the polls. The meeting was held via virtual/telephone and at 1900 Camden Ave., San Jose, CA 95124. Two (2) Members who did not submit ballots attended the meeting and were counted for quorum. The required quorum was fifty-one percent (51%) or fifty-four (54) Members. A quorum of Members was present in ballots and physically in person at the Meeting.

5. The ballot was for the approval of the previous annual meeting minutes, adoption of the tax resolution and election of directors. For this 2024 election, two (2) directors will be elected for two (2) year terms.

6. All ballots for quorum were tabulated. Cumulative voting was not allowed, and I tallied the votes accordingly:

○ Matt Cano	52 votes	Elected
○ Kenny Feng	51 votes	Elected
○ 2025 IRS Resolution	48 For/ 1 Against/ 4 Abstain	Approved
○ 2023 Minutes	50 For/ 3 Abstain	Approved

7. Matt Cano and Kenny Feng were elected to the Board. The 2025 IRS Resolution and 2023 Minutes were approved. The above results of the ballot were reported to the Board at the Meeting.

I certify the foregoing Report is true and accurate. Executed December 5, 2024.

A handwritten signature in blue ink that reads 'Deanna M. Libert'.

DEANNA M. LIBERT
INSPECTOR OF ELECTIONS