



Villa Avanti Association

REPORT OF THE INSPECTORS OF ELECTION

The Inspectors of Election, LLC (TIE)

Amended and Restated CC&Rs and Bylaws Approval Vote

Polls Open: Wednesday, May 22, 2019

Polls Close: Thursday, January 28, 2021

The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent, third party election service for Villa Avanti Association and were duly recognized by the Chair of the Board Meeting. (CA Corp. Code §7614.)

As the duly appointed Inspector of Election at the Board Meeting of Villa Avanti Association held on the date noted above and all adjournments thereto, we hereby report as follows:

Membership Participation:

1. The total Membership is 474. The quorum requirement for an action by the Owners is more than 50% of the voting power; 238 lots if no voting rights are suspended.
2. TIE determined that a total of **323 members** (68.14%) were represented by ballot or present.
3. No Registration Envelopes were received without signature that could not be counted towards quorum or opened and tabulated.

Supervision of Election

1. TIE reviewed and supervised the registration process.
2. TIE determined the authenticity, validity, and effect of each of each ballot received prior to the close of the polls.
3. TIE determined all challenges and questions in any way arising in connection with the right to vote.
4. TIE determined if any ballots were invalid and were not counted for any reason.

Voting Process

1. There were two (2) Measures up for vote to the membership:
 - a. Action 1: Approve the 2019 Amended and Restated CC&Rs.
 - b. Action 2: Approve the 2019 Amended and Restated Bylaws.
2. To Approve the 2019 Restated CC&Rs, Owners representing not less than sixty-seven percent (67%) of the voting power must vote for approval. If no voting rights are suspended, approval from the Owners of 318 lots is needed.
3. To Approve the 2019 Restated Bylaws, Owners representing not less than a majority of the voting power must vote for approval. If no voting rights are suspended, approval from the Owners of 238 lots is needed.
4. The votes for each action were as follows.

Approval of the Proposed Amended and Restated CC&Rs	Total
YES	283 (59.70%)
NO	39 (8.23%)
ABSTAIN	1 (.21%)
MEASURE PASSED	NO

Approval of the Proposed Amended and Restated Bylaws	Total
YES	280 (59.07%)
NO	42 (8.86%)
ABSTAIN	1 (.21%)
MEASURE PASSED	YES

5. TIE counted and tabulated all votes for the Amendment as follows:

Total actual ballots counted: 323 *


Total of ballots not counted: 0

*Reason for not counting ballots: N/A

Certification of Inspector of Election

I hereby certify that the above are the results of the voting undertaken by TIE as of this date and time.

Printed Name: Sheila Kelly

Signature: 

Title: Chief Inspector of Election

Date: Thursday, January 28, 2021

Time: 2:30 PM

Destruction/Return of Records

Original documents will be held by the office of The Inspectors of Election, LLC for as required by law and will be returned at that time to Villa Avanti Association herein.

Requested records are to be returned to:

Villa Avanti Association
C/O Avalon Management Group, Inc.
Attn: Traci Russell, AMS®, CMCA®
43529 Ridge Park Drive
Temecula, CA 92590
Traci@avalonweb.com

Distribution of Certification

1. Copy to Villa Avanti Association
2. Copy in sealed election package
3. Copy to The Inspectors of Election, LLC

Notice Requirement

Villa Avanti Association will inform members of the results of this voting event by appropriate means within fifteen (15) calendar days or a time frame and method designated within association governing documents.