

04-06

7/23/08

Superseded by Resolution

06-2008

Shirley Schmitt, Secretary

**RESOLUTION
OF THE BOARD OF DIRECTORS
OF RANCHO TEHAMA ASSOCIATION
A California Nonprofit Corporation**

Date: June 7, 2006

WHEREAS, effective July 1, 2006, California Civil Code Section 1363.03 regulates the conduct of certain elections of common interest owner associations and mandates the use of a secret ballot voting process, as described in accompanying election procedures; and

WHEREAS, California Civil Code Section 1363.03's election procedures will control to the extent that the election procedures in any other Rancho Tehama Association governing documents or rules are in conflict with those statutory procedures; and

WHEREAS, Civil Code Section 1363.03 requires the use of either one or three inspectors of election to receive and tabulate ballots and to perform other functions related to the election that are enumerated in the Election Procedures that are attached hereto as "RANCHO TEHAMA ASSOCIATION ELECTION PROCEDURES" and permits the designated inspector to be a person who is employed by the Association, such as the Association's Auditor; and

WHEREAS, the Board of Directors has determined that it is extremely important for elections of the Rancho Tehama Association to be free of any question regarding the fairness and impartiality of the election; and

WHEREAS, the Board of Directors desires to have the option to retain the services of the Association's independent accountants, to serve as the inspectors of election, with full authority to receive and tabulate ballots;

NOW THEREFORE BE IT RESOLVED, that this Association establish and implement the election and secret ballot voting procedures that are attached to this Resolution as "RANCHO TEHAMA ASSOCIATION ELECTION PROCEDURES" and incorporated herein by this reference; and

FURTHER RESOLVED, that the President and Management be, and they hereby are, authorized, empowered and directed to take such further actions as they deem necessary and appropriate to implement the purposes and effect of these resolutions and the President, with advice from the Association's legal counsel, shall have the additional authority to modify these procedures solely to conform to any subsequently enacted emergency legislation that directly affects the content or protocols of the attached election procedures, as such procedures will apply to subsequent elections of Rancho Tehama Association directors..

such procedures will apply to subsequent elections of Rancho Tehama Association directors..

I certify that:
I am the duly qualified and acting Secretary of Rancho Tehama Association, a California Corporation.

The foregoing is a true copy of a Resolution duly adopted by the Board of Directors at a meeting on June 7, 2006 and entered into the minutes of the book of the Corporation.

The Resolution is in conformity with the Articles of Incorporation and By-laws of the Corporation, which were amended on April 7, 1998 and is now in full force and effect.

Date June 7, 2006

Janice Menzies
Janice Menzies, Secretary

Ann Marie Eversole
Ann Marie Eversole

Bill Massey
Bill Massey

Sadie Bentz
Sadie Bentz

Karis Pierce
Karis Pierce

Anders White
Anders White