

BEAR BRAND RANCH COMMUNITY ASSOCIATION
ANNUAL ELECTION MEETING MINUTES
OCTOBER 3, 2005 – PEPPINO'S RESTAURANT

CALL TO ORDER

The meeting was called to order at 6:15 P.M. by Fred Burbank, President.

COUNT TO DETERMINE QUORUM

Quorum was achieved as there were 72 owners represented in person or by proxy or 65% of the membership, which exceeds the 50% plus one vote quorum requirement in the By-Laws.

CUMULATIVE VOTING & DIRECTOR CANDIDATE NOMINATIONS FROM THE FLOOR

Cumulative voting was explained. A motion was made, seconded and carried to allow members to cumulate votes. Management announced that Fereshteh Dalavarian, Scott Kavanaugh and Ed Zalta each declared their candidacy prior to the election meeting. It was explained that there were three positions available; each for a term of two years. Richard Tinnelly, Legal Counsel for the Association, asked for nominations from the floor. There were no nominations from the floor. A motion was made, seconded and carried to close nominations.

APPOINTMENT OF INSPECTORS OF ELECTION

A motion was made, seconded and carried to appoint Melody Burbank, Chris Hull and Thomas Newell as inspectors of election.

ANNOUNCEMENT OF ELECTION AND IRS REVENUE RULING 70-604 RESULTS

Since there were three individuals running for three positions, the slate was accepted by acclamation. Fereshteh Dalavarian, Scott Kavanaugh and Ed Zalta were each elected to serve a two year term. It was also announced that of the 72 members represented in person or by proxy, 22 members voted in favor of applying excess income to the following year's assessments, 1 member voted against and 23 abstained.

APPROVAL OF ANNUAL MEETING AND ELECTION MINUTES

A motion was made, seconded and carried to allow the Board of Directors to approve the content of the minutes from the Annual Meeting and Election at the Board of Directors meeting the following month.

DIRECTORS APPOINT OFFICERS

The issue was tabled until the next regular Board meeting.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:00 P.M.

ACCEPTED: Fred Burbank

DATE: 11/7/2005