

June 20, 2025

ANNUAL ELECTION OF DIRECTORS – NOTICE OF NOMINATION PROCEDURE

In preparation for the Annual Meeting of the Membership and Election of Directors, we are requesting information from homeowners who would like to volunteer their time and expertise to serve on the Board of Directors.

Board members are required to contribute substantial efforts in guiding Glen Towers forward. Board Members do not serve merely to offer opinions and certainly not to carry out personal agendas or to work against the best interests of the building. Board members also need to help improve the financial strength of the property. Each Board member will be expected to conduct research on various topics and investigate similar properties in order for Glen Towers to be competitive. Contributions need to be fact based and reflective of the environment in which we reside. All Board Members are equal, regardless of title, and may not show favoritism in any manner.

To further clarify, Board Members must act collectively with a expressed common point of view to the membership and actions taken. It is not appropriate or permitted to have separate communication on Association business except within Executive Session. Doing so at a minimum would expose this individual to loss of insurance protections for the Board.

Additionally, Board Members need to be able to participate from wherever they are at the time of the Board meetings and respond to emails within 24 hours to accomplish the objectives of the building.

We must also meet all requirements for the Association, that it is subject to, in order to be compliant and operate in a modern and efficient manner.

If you would like to submit your name as a candidate, please confirm on the attached form and return it to Third Party Voting no later than **July 20, 2025**. Applications will not be considered if they are received after that date.

This year's annual meeting will be held on Sunday, September 21, 2025.

Candidate Qualifications:

- Candidates must be Members of the Association. Legal entities other than natural persons may appoint a person to serve as Member for purposes of serving on the Board of Directors.
- Members may not be disqualified from nomination unless they have been provided the opportunity to engage in internal dispute resolution ("IDR") pursuant to Civil Code § 5900 et. seq.
- 1.1.1 Each candidate must not be delinquent (as defined in the Association's collection policy) in the payment of any regular or special assessment levied by the Association (but not for nonpayment of monetary penalties, monetary penalties renamed as assessments, collection charges, late charges, or costs levied by a third party). For purposes hereof, a Member shall not be disqualified for failure to be current in payment of regular and special assessments if either of the following circumstances is true: (1) the Member has paid the regular or special assessment under protest pursuant to Civil Code Section 5658; or (2) the Member has entered into a payment plan pursuant to Civil Code Section 5665.
- 1.1.2 A person may not be a candidate if the candidate discloses, or if the Association is aware of, or becomes aware of, a past criminal conviction that would either prevent the Association from purchasing the fidelity bond coverage required by Civil Code Section 5806 should the person be elected or terminate the Association's existing fidelity bond coverage as to that person should the person be elected.
- 1.1.3 A person may not be a candidate if such person, if elected, would be serving on the Board at the same time as another person who holds a joint ownership interest in the same unit as the person and the other person is either properly nominated for the current election or an incumbent director.

If you have any questions or would like more information regarding serving on the Board of Directors, please feel free to contact us at info@thirdpartyvoting.com.

Regards,
Glen Towers Board of Directors



CANDIDATE NOMINATION FORM TO SERVE ON THE BOARD OF DIRECTORS

PRINT NAME: _____ PHONE NO.: _____

PRINT ADDRESS: _____

Please answer the following questions and return this form no later than **July 20, 2025** via email to info@thirdpartyvoting.com or via mail to: **Glen Towers HOA**, c/o Third Party Voting, PO Box 460232, Escondido, CA 92046-9845.

Do you have any past criminal convictions? ☐ Yes ☐ No

Have you ever served on a Board of Directors? ☐ Yes ☐ No

If so, please explain your experience:

How could your experience benefit the Association?

Why would you like to serve on the Board of Directors?

SIGNATURE: _____