
PRE-BALLOT NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

Dear Hidden Canyon Townhomes Owners Association Homeowner:

The Annual Meeting of the Membership and Election of Directors for the Hidden Canyon Townhomes Owners Association will be held at 11:00am on July 15, 2025 and will be held virtually via Zoom with an optional in-person viewing location of 197 Woodland Pkwy, Ste 104, San Marcos, CA 92069. Please note, ballots will not be collected at the in-person viewing location.

Zoom Meeting Login Information

Web address: <https://us06web.zoom.us/j/2984967482?omn=83759241504>

Meeting ID: 298 496 7482

Phone Number: +1 669 444 9171

The PURPOSE of the meeting is to elect THREE (3) members to the Association's Board of Directors and to conduct such other business as may properly come before the meeting. THREE (3) directors will be elected for a ONE (1) year term. Cumulative voting is NOT allowed. Write-in candidates are NOT allowed. The owner(s) of each lot shall have a total THREE (3) votes. A ballot which casts more than THREE (3) votes will be disqualified.

Quorum requirements are:

- 1st Attempt = 33% Quorum (7 ballots)
- 2nd Attempt via CA Statutory Reduced Quorum (Civ. Code § 5115) = 20% Quorum (5 ballots)
 - Adjournment to use 20% Quorum must be approved by Association at prior meeting

Candidates to appear on the ballot:

- Michelle Adams

The election rules governing this election and candidate nomination forms can be found here:

www.thirdpartyvoting.com/hoa/hiddencanyon

Ballots:

- Ballots will be sent to you directly at a minimum of 30 days from the election.
- Ballots are to be received by mail no later than 10:00am on July 15, 2025.
- Ballots are to be sent directly to our inspectors of election, Third Party Voting, at PO Box 460232, Escondido, CA 92046-9845.

Members Rights to Request – Requests can be made to info@thirdpartyvoting.com

- A member may submit a request to have association documents and notices sent to up to two (2) different specified addresses, pursuant to Civil Code Section 4040(b).
- Association members have the option to receive this notice by individual delivery, pursuant to Civil Code Section 4045(b).
- Members are permitted to verify the accuracy of their individual information on the Candidate Registration list and Voter lists, pursuant to Civil Code Section 5105(a, 7).