

ROSEDALE HOMEOWNERS ASSOCIATION
C/O PropertyADVANTAGE, 5142 Avenida Encinas, Carlsbad CA 92008
Ph (760) 585-1761 Fax (760) 438-6886 www.propadvantage.com

1ST OFFICIAL NOTICE OF ANNUAL MEETING
TUESDAY, DECEMBER 31, 2024, 6:00 PM
AT THE ROSEDALE POOL AREA
REGISTRATION BEGINS AT 5:45 PM

10/01//2024

Dear Rosedale Homeowners:

Under the provisions of the corporate Bylaws of Rosedale Homeowners Association, notice is hereby given that the Annual Meeting of the Members of the Corporation will convene at 6:00 p.m. on December 31, 2024, via ZOOM. Registration of Homeowners will begin at 5:45 p.m.

The purpose of the meeting will be to elect **three (3) members to the Board of Directors, two for a two (2) year term each, and one for a one (1) year term.** At this time John Bolton (President), Ryan Broyer (Secretary), and Mark Rokke (Treasurer) will be up for re-election.

The Board is seeking volunteers willing to donate their time on behalf of the Association by running for the Board. If you are interested in being on the Board, please complete the enclosed "Notice of Candidacy" form. In an effort to assist the membership with voting for the candidates, please include a short statement regarding your qualifications for the position. Feel free to include any previous history and contributions to the Rosedale Management Association and your views on the important issues facing the community. In addition, you may include your employment and educational background as well as previous experience with other homeowner associations.

The Board is also interested in obtaining one (1) or three (3) homeowner volunteers to serve as Inspector(s) of Election at this Annual Meeting. The Inspector(s) of Election ensures the ballots are received and counted correctly and are a vital aspect of the annual meeting. Please review the following Rules to ensure you can perform the necessary responsibilities and can commit to attending the scheduled annual meeting date. IF no volunteers then the Board will hire an Inspector of Election.

Please return the completed form to PropertyADVANTAGE at the above address so that it is received no later than close of business (5:00 p.m.) on October 31, 2024. You may also **FAX** your Notice of Candidacy to (760) 438-6886 or email to aupchurch@PropAdvantage.com. Shortly thereafter, you will be sent information on the candidates running along with a ballot for the Annual Meeting.

If you have any questions regarding this notice or the Annual Election Meeting, please contact me directly at (760) 585-1719 or aupchurch@PropAdvantage.com.

Sincerely,

Amanda Upchurch
Community Manager
PropertyADVANTAGE

Enclosure

IV. INSPECTORS OF ELECTION

4.1 Inspectors of Elections. The number of Inspectors of Elections shall be one (1) or three (3). The Association shall select an independent third party or parties as an Inspector of Elections. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the Association for any compensable services other than serving as an Inspector of Elections. The Association's current management, attorney(s) and any other person or entity under contract with the Association for compensation are hereby prohibited from serving as an Inspector of Elections.

4.1.1 Duties of Inspector(s) of Elections. The Inspector(s) shall be responsible to:

- (a) Determine the number of Members entitled to vote and voting power of each said Member;
- (b) Determine the authenticity, validity, and effect of proxies, if any;
- (c) Receive ballots;
- (d) Hear and determine the outcome of all challenges and questions regarding a Member of the Association's right to vote in the election;
- (e) Count and tabulate all votes submitted;
- (f) Determine the hours of operation of any polling facilities;
- (g) Determine and announce the result of the election based on the ballots received and votes tabulated; and
- (h) Perform any acts as may be proper to conduct the election with fairness to all Members of the Association in accordance with these election procedures and all applicable rules of the Association regarding the conduct of the election that are not in conflict with these procedures; and
- (i) Deliver, or cause to be delivered, at least thirty (30) days before an election, to each Member: the ballot(s) and a copy of the election rules. Delivery of the election operating rules may be accomplished by either of the following methods: (1) posting the election operating rules to an internet website and including the corresponding internet website address on the ballot together with the phrase, in at least 12-point font: "the rules governing this election may be found here:"; or (2) individual delivery.

4.1.2 Good Faith of Inspector(s) of Elections. Every Inspector of Elections shall perform his or her duties impartially, in good faith, to the best of his or her ability, as expeditiously as is practical, and in a manner that protects the interest of all Members of the Association.

4.1.3 Decision. The decision or act of a majority of the Inspectors of Elections shall be effective in all respects as the decision or act of all.

4.1.4 Report. *Any report made or issued by the Inspector(s) of Elections is prima facie evidence of the facts stated in the report.*