

HAMILTON COVE HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF MEMBERS AND BALLOT COUNTING REPORT OF THE INSPECTOR OF ELECTIONS

I, Stuart Baron, the duly appointed Inspector of Elections, at the at the Annual Meeting of the Homeowners Association, a California Nonprofit, Mutual-Benefit Corporation, held on December 6, 2025, do hereby report:

- The number of members entitled to vote on matters reported below at the Annual Meeting was 194
- I determined that a quorum was present per the Association's Governing Documents
- I reviewed the registration and all ballots received
- I determined the authenticity, validity, and effect of each ballot
- I determined all challenges and questions in anyway arising in connection with the right to vote
- I received a total of 131 valid, signed ballot return envelopes

The ballots are opened and tabulated, and the results are as follows:

Alirez Bakhdshi	65
Martin Curtin	66
Bart Glass	68
Richard Kirschner	63
Reed McClintock	58
Brent Humpherys	69

Counters of the ballots included myself as the duly appointed Inspector of Elections assisted by Nasreen Jordan (18/71) and Anita Peterson (12/56).

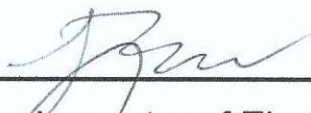
Immediately after the official count was tabulated and reported, Director Butkys and owner Georges McCormick, asked for and took the ballots and mailing envelopes. They then did their own count which they reported to me as the Inspector of Election was the same as our tabulation.

I received no further ballots after the time the poll was closed. There was one ballot where the owner cast all three votes for Reed. However, it had been made clear that there was no cumulative voting so only 1 vote for Reed was recorded.

It is noted that the following homeowners reported they did not have their ballots and requested replacements which were sent by USPS.

11/13/25	Ehret
11/13/25	Nichols
11/20/25	Gazis
11/20/25	Hansen
11/21/25	Sellas
11/26/25	Perrault
12/5/25	Jervis

I hereby certify and declare that I have conducted the election/vote with fairness to all members; I have performed my duties impartially, in good faith and expeditiously as possible, and that the count of ballots, to the best of my knowledge and information contained in this report an certificate is accurate in all respects to the best of my knowledge.



Stuart Baron, Inspector of Elections – By Secret Ballot