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June 24, 2019

Tahoe Donner Association
Attn: Robb P. Etnyre, General Manager
11509 Northwoods Blvd.
Truckee, CA 96161

Re: 2019 Director Election Results

Dear Mr. Etnyre:

As the inspector of the 2019 elections for two members of the Board of Directors of the Tahoe Donner Association, this letter will provide in writing a summary of the election procedure and the results of that election. McClintock Accountancy Corporation has provided the Association with a written summary of the results; a copy of those results were attached to that letter. Additionally, on June 23rd, after announcing the results, your assistant, Robin Bennett, was provided the Election Results as of 11:30 a.m. that day prepared by McClintock Accountancy Corporation. We now enclose with this letter the final results, which are the same as what was presented on the 23rd. As announced on June 23rd and as set forth in the Independent Accountants' Report from McClintock Accountancy Corporation, Charles Wu and Jim Roth were elected to serve on the Board of Directors.

The procedures for the election and the election materials themselves were in compliance with California Law. Specifically, the ballots for the election did not contain any information that identified the voter by name, address, lot, parcel, unit or otherwise. The materials provided to the voters included a "ballot envelope" that was sealed and placed inside a return envelope that had been pre printed with McClintock Accountancy Corporation's address. Those outer envelopes also included the property owner's name as well as the specific Tahoe Donner property description. It also included a space for the property owner's signature as is required by California Law. As also required by California Law, the ballots were opened and counted in a public meeting of the Association's Board. The ballots were counted and the results were verbally announced at the June 23rd annual meeting of the members of the Association.

As Inspector of Elections, I reviewed and approved the election materials, including the ballots, ballot materials and Notice of the Annual Membership Meeting. This occurred prior to the materials being mailed to the members. From the information provided to me by both Tahoe



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Donner and McClintock Accountancy Corporation, I determined that there were 6,386 memberships eligible to vote. Because at least twenty-five percent (25%) of the members must vote, the required quorum was 1,597 ballots. With my oversight, I confirmed that the ballots that were personally submitted (as opposed to being mailed to McClintock Accountancy Corporation) were submitted with proper photo identification during the noticed polling hours. I also oversaw the opening and counting of the ballots, performing my duties in good faith and to the best of my ability.

A Special Meeting of the Board of Directors was held on June 21, 2019. That Meeting was open and noticed and any candidate or member could witness the opening, counting and tabulation of the ballots which I oversaw. A record was kept of the ballots so to confirm that only one ballot was received from each eligible parcel, allowing only one vote per parcel. The ballots that had been received as of that time were opened in a fashion so as to maintain the secrecy of the individual ballots and voting members. The returned envelopes, after being checked to ensure that they were not duplicate ballots, were opened and the inner "ballot envelope" was then separately opened, normally by more than one person. The entire process was carried out so that the identity of the voter was kept separate and apart from that voter's actual ballot that was then tabulated.

The Annual Membership Meeting was held on June 23, 2019, which I also attended. At that Meeting (and at the June 21st Board Meeting), ballots were hand delivered. It was confirmed for each member personally delivering their ballot, through the use of photo identification, that they were the eligible member entitled to vote. Those ballots were also separately opened and submitted to McClintock Accountancy Corporation without the individual ballots being attributable to any one voter.

I was responsible throughout the voting process for hearing and determining any challenges or questions in any way arising out of or in connection with the right to vote.

This process not only confirmed the validity of the ballots, but also that the entire election process was conducted with fairness to the members and candidates in accordance with California Law and Tahoe Donner Association's Governing Documents. Furthermore, our office designated McClintock Accountancy Corporation to hold the ballots for the entire election process as allowed by California Law. Although there were certain concerns expressed regarding the use of e-mails or other personal contact information in the campaign process, the Elections Committee and I investigated those allegations and concluded that no Tahoe Donner Association lists were utilized.

As noted on Exhibit 1 to the Independent Accountant's Report provided by McClintock Accountancy Corporation, there were 2,874 ballots received, but 52 ballots were disqualified.



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44 ballots were submitted for quorum purposes only, resulting in 2,822 ballots being cast. Proxy votes were not allowed, nor were write-in votes or cumulative voting allowed.

Of those 5,042 total votes, 944 votes were cast for Nan Meek; 1,173 votes were cast for Michael Sullivan; 1,388 votes were cast for Jim Roth and 1,537 votes were cast for Charles Wu. On June 23rd and as noted above, Jim Roth and Charles Wu were the directors elected.

I have designated McClintock Accountancy Corporation to be in custody of the ballots which they are to retain for one year (Civil Code Sections 5125 and 5145). After that one year has expired, the ballots, pursuant to Section 5125, shall be transferred back to the Association. There is no specification as to how long the Association is to keep the ballots nor is there any restriction on disposition of those ballots after that one year, although I do recommend keeping them for at least six months after that one year has elapsed.

Bette Rohrback, Karolyn Gander, Maureen Warmerdam and Nan Carnal acted as the Elections Committee for Tahoe Donner. I am available to meet with them and they will be meeting with the candidates in order to allow them to compile a list of suggestions for next year's election.

In conclusion, thank you for the opportunity to provide this service to Tahoe Donner. If you do have any further questions or comments, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in blue ink that reads 'Brent Collinson'.

BRENT P. COLLINSON, Of Counsel
Best Best & Krieger, LLP

cc: McClintock Accountancy Corporation
Elections Committee
Enclosure

McCLINTOCK ACCOUNTANCY CORPORATION

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Independent Accountants' Report

Board of Directors
Tahoe Donner Association
11509 Northwoods Blvd.
Truckee, CA 96161

At your request, we have assisted in the count of member ballots voted in the 2019 election to determine the successful candidates for the open seats on the Tahoe Donner Association Board of Directors. Our work was performed solely to assist you in determining the result of the vote and to determine if a quorum of eligible Association members had returned ballots. We were not responsible for determining the validity of any ballot. That responsibility resided with the Association's appointed Inspector of Elections. The procedures we performed to determine the above are those outlined in our engagement letter. The results of our work are summarized on Exhibit I.

Because the procedures performed did not constitute an audit or review made in accordance with generally accepted auditing standards, this report relates only to the procedures performed as described above and does not extend to any financial statements of Tahoe Donner Association taken as a whole.

McClintock Accountancy Corporation

McCLINTOCK ACCOUNTANCY CORPORATION
Tahoe City, California
June 23, 2019

**TAHOE DONNER ASSOCIATION
2019 Board of Directors Election Results**

EXHIBIT I

<u>CANDIDATE (TWO POSITIONS OPEN)</u>	<u>VOTES</u>
Charles C. Wu	1,537
Michael Sullivan	1,173
Jim Roth	1,388
Nan Meek	944
Total Votes for Active Candidates	<u>5,042</u>

QUORUM SUMMARY		
<u>TYPE OF BALLOT</u>	<u>BALLOTS CAST</u>	<u>VOTES CAST</u>
Ballots w/ Candidate Votes	2,778	5,042
Quorum Purposes Only	<u>44</u>	<u>N/A</u>
Total Valid Ballots	<u>2,822</u>	<u>5,042</u>
Members Eligible to Vote	<u>6,386</u>	
Required quorum 25%	<u>1,597</u>	
Actual quorum percentage	<u>44.2%</u>	

OTHER INFORMATION	
Total Ballots Counted	2,822
Disqualified Ballots	<u>52</u>
Total Ballots Received	<u>2,874</u>

See Independent Accountants' Report.