

# Big Country Acres

## Homeowners Association

Dear Neighbors,

We would like to report to you the exciting news that we received ballots from all eligible homeowners! However, due to some confusion regarding the allowable ways to submit those ballots and the desire to include everyone in our decision making, we are reissuing the ballot and tightening up the process so that all votes may be counted.

Please rest assured that there will be absolutely NO decisions or actions by the Trustees in the interim time that might have been affected by the outcome of these votes. Also, none of the items have changed (the font is just smaller so that it will fit on one page).

To make this request as convenient as possible, included is a stamped envelope addressed to the subdivision.

Kindly re-submit your votes using the enclosed ballot form **by 5:30 p.m. on THURSDAY, NOVEMBER 7, 2013** in one of the following ways listed below **ONLY**. We offer our *deepest apologies* for asking you to do this again, but it is of utmost importance that we clearly communicate the proper procedures per the CCR and give all homeowners confidence that ballots are being collected and counted in a way that is fair and above reproach. PLEASE take a moment to thoroughly read how ballots will be collected to ensure that your very important vote will count.

**1. BALLOTS MUST BE RECEIVED BY 5:30 P.M. on THURSDAY, NOVEMBER 7, 2013.** *Any ballots received after the deadline will not be counted under any circumstances.* A time has been specified to eliminate any possible discrepancies from ballots being turned in overnight.

**2. Ballots may be submitted in the following ways ONLY:**

- By U.S. Mail, postmarked by **MONDAY, NOVEMBER 4, 2013** in order to allow time for mail delivery before the deadline.
- Personally handed to any Trustee (listed below). Please do NOT give your ballot to anyone who is not a Trustee.
- By email: complete the ballot form, with your signature, SCAN it, and email to a Trustee so that it may be printed. Please note that the Trustee who receives it will print and seal it into an envelope for you.

**3. Ballots may NOT be submitted:**

- Into the pump house drop box (non-mailbox). This was listed on previous ballots as an acceptable method but upon review was determined NOT to be allowed according to our CCR.
- To a non-Trustee to turn in for you. This is not to inconvenience you but rather eliminates any possible grievances regarding your ballot.
- After the deadline.

**4. Ballots should be in SEALED ENVELOPES.** Even if you hand it personally to a Trustee, please put it in a sealed envelope to protect the integrity of the Trustees and of your vote.

Ballot envelopes will remain sealed until the deadline when they will be opened with other witnesses present.

The ballots will be counted immediately after **5:30 P.M. on THURSDAY, NOVEMBER 7, 2013** by at least two Trustees at the pump house. Anyone else wishing to witness the counting at the pump house is welcome.

It was brought to our attention that item #5 verbiage was a little confusing and examples were requested so below is a clarified explanation. However, PLEASE READ THE MOTION FOR YOURSELF, as is wise for any proposal.

"Yes" on #5 means that since ballots are sent to 100% of homeowners, any ballots received by the deadline will be counted and tallied according to our usual voting procedures (which requires 66% to pass). In other words, it closes the "loophole" that was created, but not intended, by the CCR. The current wording creates the situation where owners who choose to abstain (not submit their ballot) can negatively impact the outcome of a motion since it only takes 25% to invalidate the vote. Two sections of the CCR must be changed to keep internal consistency.

Example 1: There is a motion to paint the pump house yellow and 30 lot owners are in good standing and eligible to vote. Quorum is not met at the meeting so a ballot is mailed to all. 20 owners vote "yes" for yellow. 10 owners vote "no".  
Required number to pass = 66% of 30 who chose to vote, which is 19.8.  
*Motion passes. 11 "no" votes would have been required to defeat the motion.*

"No" on #5 means that ballots may not be tallied unless they are returned by at least 75% of the homeowners. This is inconsistent with our normal voting procedures and standard parliamentary procedure where an abstention would not affect the ability of others to vote.

Example 2: Same situation as above, except:  
20 owners vote "yes" for yellow.  
2 owners vote "no".  
8 owners don't mail in their ballots (2 forget, 6 throw it away)  
Required number for vote to be tallied = 75% x 30, which is 22.5. Only 22 ballots were received.  
*Votes cannot be tallied and the motion is tabled.*  
*8 withheld ballots defeats the motion.*

Once again, we would like to extend our sincerest apologies to the homeowners for asking you to go through this process again. As residents are very concerned about some of these proposals, it is in the best interest of all that we solidify our voting procedures to ensure that everyone feels their votes are safeguarded and taken seriously. Thank you, very kindly, for your understanding, patience and participation in this process. Our genuine concern and goal is the well being of our shared home, Big Country Acres.

*Sincerest and Best Regards,*

BCA TRUSTEES

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P.S. Thank you to all who submitted a fishing survey. The answers will be compiled and forwarded to the Lake Committee.