

**HARBOUR VISTA HOMEOWNERS ASSOCIATION  
READJOURNED ANNUAL MEETING OF THE MEMBERSHIP  
THURSDAY SEPTEMBER 24, 2020  
POWERSTONE PROPERTY MANAGEMENT  
CABANA COMMUNITY CLUBHOUSE  
4832 CABANA DR.  
HUNTINGTON BEACH, CA. 92649**

---

**AGENDA**

- I. **HOMEOWNER REGISTRATION - ESTABLISH QUORUM**
- II. **CALL TO ORDER – 6:30PM**
- III. **WELCOME AND INTRODUCTIONS**
- |  |  |
|--|--|
| <b><u>BOARD OF DIRECTORS</u></b><br>Brenda Richardson<br>Candice Shultz<br>Mary Williams<br>Michael Deitrick<br>Mike Peduzzi | <b><u>POWERSTONE REPRESENTATIVE</u></b><br>Christine Margulies |
|--|--|
- IV. **PRIOR YEARS ACCOMPLISHMENTS**  
Board President
- IV. **MAJORITY RULES – INSPECTOR OF ELECTION**
- V. **APPROVAL OF PRIOR YEAR’S MINUTES**
- VI. **CLOSE NOMINATIONS & POLLING**
- VII. **INTRODUCTION OF CANDIDATES**
- |   |
|---|
| <b><u>BOARD CANDIDATES</u></b><br>Brenda Richardson (Incumbent)<br>John Briscoe<br>Mariette van den Bersselaar<br>Mary Williams (Incumbent)<br>Michael Deitrick (Incumbent)<br>Mikel (Mike) Borzi |
|---|
- VIII. **EXPLANATION OF BALLOT AND VOTING PROCEDURES**
- IX. **OPENING & COUNTING OF BALLOTS**
- X. **ANNOUNCEMENT OF ELECTION RESULTS/BOARD APPOINTMENTS**  
A. **Board of Directors – ORGANIZATIONAL MEETING 7:00PM**  
Board Members can self-nominate for each position.
- XI. **ADJOURNMENT OF ANNUAL MEETING** **7:10PM**

**HARBOUR VISTA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
ADJOURNED ANNUAL MEETING AND ELECTION  
THURSDAY, JULY 25, 2019**

---

**NOTICE OF MEETING**

The Adjourned Annual Meeting and Election of the Harbour Vista Homeowners Association Board of Directors was held on Thursday, July 25, 2019 at the Cabana Clubhouse, located at 4832 Cabana Dr, Huntington Beach, CA 92649.

**ROLL CALL**

**Present:** Mary Williams, President  
Mike Peduzzi, Vice President  
Candice Schultz, Treasurer  
Pier Santillo, Secretary  
Brenda Richardson, Member at Large

**Absent:** None

**Representing Powerstone:** Brittany Harmon, CMCA®, AMS®, Senior Community Manager

**Others Present:** Several homeowners  
Kathy Collett, Majority Rules

**REGISTRATION**

Registration commenced at 6:00PM.

**CALL TO ORDER**

The meeting was called to order at 6:05PM by Kathy Collett.

**INSPECTOR OF ELECTION**

The Inspector of Election, Kathy Collett of Majority Rules, was introduced to the membership.

**CERTIFICATE OF QUORUM**

Kathy Collett reported that an adjourned quorum (25% or 45 ballots) was received with 62 ballots cast.

**PROOF OF NOTICE OF MEETING**

Management provided the members in attendance with proof of mailing for the meeting.

**PURPOSE OF THE MEETING**

Management stated the purpose of the meeting, which was to elect five (5) members to the Board of Directors and to vote on the IRS Revenue Ruling 70-604.

**INTRODUCTION OF CANDIDATES**

Management introduced the candidates:

Mike Peduzzi  
Brenda Richardson  
Pier Santillo  
Candice Schultz  
Mary Williams

**NOMINATIONS FROM THE FLOOR**

There being no nominations from the floor, a motion was made, seconded and unanimously carried by the membership to close nominations.

**HARBOUR VISTA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
ADJOURNED ANNUAL MEETING AND ELECTION  
THURSDAY, JULY 25, 2019**

---

**EXPLANATION OF VOTING PROCEDURES**

Management noted that the voting procedures were outlined on the ballots and since everyone in attendance had already voted, the explanation was dispensed with.

**BALLOTING**

A motion was made, seconded and unanimously carried by the membership to close balloting.

**2018 ANNUAL MEETING MINUTES**

A motion was made, seconded and unanimously carried by the membership to approve the 2018 annual meeting and election minutes as prepared by management.

**ANNOUNCEMENT OF ELECTION**

Kathy Collett announced the election results as follows:

Board of Directors

Michael Barto (write-in): 35 votes (not elected)  
Mike Peduzzi: 61 votes (elected for a 1-year term)  
Brenda Richardson: 45 votes (elected for a 1-year term)  
Pier Santillo: 43 votes (elected for a 1-year term)  
Candice Schultz: 79 votes (elected for a 1-year term)  
Mary Williams: 45 votes (elected for a 1-year term)

\*It was noted that the write-in candidate, Michael Barto, was not eligible to be a candidate.

IRS Revenue Ruling 70-604

Yes: 50 votes (passed)  
No: 2 votes  
Abstains: 8 votes

**ADJOURNMENT**

There being no further business to come before the members, the meeting was adjourned at 6:20PM.

**ATTEST**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title