



360 Community Management

10769 Woodside Avenue, Suite 210

Santee, CA 92071

Office: (619) 270-7360 Web: www.360hoa.com



PEPPER TOWNEHOMES HOMEOWNERS ASSOCIATION

A California Non-Profit Mutual Benefit Corporation

9/15/2020

TO: All Unit Owners (Members)
FROM: Pepper Townehomes HOA Board of Directors
RE: 2020 Annual Meeting of the Members & Election Lack of Quorum

The Pepper Townehomes Homeowners Association (the Association) is a California Non-Profit Mutual Benefit Corporation duly organized and existing under the Laws of the State of California. The Board of Directors for the Association desires that the Association shall act in full accordance with the California Law as well as the Governing Documents to the extent reasonably possible.

The Association has been unable to achieve a quorum of Members as required by the By-Laws at the original 2020 Annual Meeting of Members & Election scheduled on September 2, 2020 with only forty-seven (47) Members represented in person or by secret ballot out of eighty-one (81) required and thus could not conduct the election for the open positions on the Board of Directors.

The Association has been advised that the California Corporations Code Section §7515 allows the Association to file a Court Action requesting the Court to issue an order that will dispense with the quorum requirements set forth in Article 2, Section 3 of the Association's By-Laws; however, pursuing such court action each year would be overly burdensome and expensive for the Association and its Members.

The Board has resolved and the Association desires to fill the open positions on the Board and abandon any further efforts to achieve a quorum for the 2020 Annual Meeting of Members & Election.

The Board of Directors for the Association shall have the power to make appointments to the Board as necessary in order to keep all of the required Director and Officer Positions filled and the existing Directors and Officers may continue to serve until the next Annual Meeting of Members and Election or the end of their term, whichever is later in time. Any Member that may wish to serve on the Board need only to fill out a candidate form available at the management office.



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Your current Board of Directors is listed as follows:

President:	Robert Reed
Vice President:	Mike Dayton
Treasurer:	Jim McCorkle
Secretary:	Ashley Borja
Director:	Carrie Barong
Director:	Tina Wick
Director:	Rhonda Bellavia

The next Annual Meeting of Members & Election is scheduled on Wednesday 9/1/2021 at 6:00 p.m. meeting in the offices of 360 Community Management.

Thank you to all that participated.

Board of Directors
Pepper Townhomes Homeowners Association