

THE BOULDERS CONDOMINIUM ASSOCIATION

Email: info@associasn.com; www.townsq.ioNOMINATIONS FOR THE BOARD OF DIRECTORS ELECTION – DEADLINE OCTOBER 15, 2024 BY 12PM

Dear The Boulders Condominium Association Property Owner:

BOARD NOMINATIONS - EACH OWNER SHOULD CONSIDER AT LEAST ONE TERM ON THE BOARD. Please get involved! There are FOUR (4) open board positions.

Enclosed with this letter is a Nomination Form. We hope you will consider serving the community and will submit your name for the board by completing, signing and returning the enclosed form to Associa Sierra North. For your name to be placed on the election ballot, completed nomination forms must be returned to Associa Sierra North by October 3, 2025 by 5pm. The Board of Directors consists of five (5) Directors who manage the affairs of the Association. The board meetings are generally held quarterly. Each meeting is approximately 2 hours long or shorter.

Each candidate who has submitted a nomination form for election as a member of the executive board may request that the association send a candidate informational statement. If you wish to include a candidate statement, please return it with your nomination forms to be sent together with the ballot. Please note that the following candidate statement requirements apply: 1) Must be no longer than a single, typed page; and 2) Must not contain any defamatory, libelous or profane information.

ELECTION BALLOT NOTICE: If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the Executive Board is equal to or less than the number of members to be elected to the executive board at the election, then the association will not prepare or mail any ballots to units' owners and the nominated candidate shall be deemed to be duly elected to the board.

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM INSTRUCTIONS

If you want to be a candidate for the board, please fill out and return the enclosed candidate application by no later than 5:00 pm on October 3, 2025, after which nominations will be closed. Paper and digital submissions will be accepted. The Board of Directors is a group of homeowners elected by you, the members of the Association. Board members direct the administrative, social, and financial activities of the Association and develop the operating budget each year. Your Board members make important decisions affecting your Association. No experience is required. Board members are volunteers dedicated to making your Community a better place to live; to maintaining high standards and upholding your governing documents—the CC&Rs and Rules & Regulations. As a Board member, you would need to attend quarterly board meetings, and, on occasion, a Special Meeting or Executive Board Meeting. You'll receive guidance from your fellow Board Members and the Community Manager. This year, there are FOUR (4) seats to fill on the Board.

To be eligible to serve on the board, none of the below can apply:

- The person is delinquent in the payment of regular and special assessments unless (i) paid under protest , (ii) entered into a payment plan, or (iii) not provided Internal Dispute Resolution (IDR). (Civ. Code §5105(c)(1)&(d).)
- The person, if elected, would be serving on the board at the same time as another person who holds a joint ownership interest in the same separate interest parcel as the person and the other person is either properly nominated for the current election or an incumbent director. (Civ. Code §5105(c)(2).)
- Owner Less Than 1 Year. If that person has been a member of the association for less than one year. (Civ. Code §5105(c)(3).)
- The person has a past criminal conviction that would either prevent the association from purchasing the fidelity bond coverage required by Section 5806 or, should the person be elected, such election would terminate the association's existing fidelity bond coverage. (Civ. Code §5105(c)(4).)
- Finally, the Association is required to disqualify nominees as candidates for election as delegates and board members who are not members of the association at the time of the nomination. (Civ. Code §5105(b))

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BOARD CANDIDATE NOMINATION FORM

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for has been scheduled for December 6, 2025 at 9:00 am. There are FOUR (4) vacancies. If you are a unit owner interested in running for the association's Board of Directors, please complete and submit the following information by the deadline of October 3, 2025 by 5pm:

YOUR NAME _____

ADDRESS OF UNIT OWNED

_____ (Street) (City) (State)

List your experience or professional accomplishments (approximately 50 words or less):

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):

ELIGIBILITY (place 'T' for true, 'F' for false on the lines below):

- ___ I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- ___ I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- ___ I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- ___ In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. NOTE: If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and your disclosures (page 2, 3) will be distributed to each member of the association. In order to complete the nomination process, you must complete and submit page 2, 3 of this form.

REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the Executive Board:

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

Candidates further have the option to complete and submit a Candidate Informational Statement of 150 words or less, along with this form to provide voting members with additional information as to their qualifications and reasons for running. Failure to comply with the mandatory requirements of Bylaw Article I, Section 3 of the Bylaws makes the candidate ineligible for serving on the Executive Board. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. Unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

The executive board has determined to use the "duly elected" process described below:

Civil Code § 5103. Election by Acclamation ... "If, the number of qualified candidates is not more than the number of vacancies to be elected, as determined by the inspector or inspectors of the elections, the association may, but is not required to, consider the qualified candidates elected by acclamation...."

YOUR NAME: (Printed) _____ ADDRESS: _____

YOUR SIGNATURE _____ DATE _____