

**PARK LA BREA RESIDENCE ASSOCIATION ELECTION RESULTS AND  
REPORT OF BRUCE ALTSHULER, INSPECTOR OF ELECTION**

**ELECTION DATE: JANUARY 9, 2022/ TALLY DATE: JANUARY 10, 2022**

The undersigned, Bruce Altshuler, was duly appointed by the Board of Directors as Inspector of Elections for a Membership Meeting of the Park La Brea Residence Association. The election was originally set as a Membership Meeting to be held on January 9, 2022 at the Park La Brea meeting room. Due to the spread of Covid, the actual meeting of the Members was cancelled by Park La Brea. The Board instead conducted its election by mailing ballots to each of its 174 paid members. The members could either mail the ballots to my office address or by dropping their sealed ballot envelopes in the locked ballot box located in the Association's office. I secured the ballot box on January 9, 2021 after 7 pm. and opened the ballot box with the key myself on January 10, 2022.

I am neither a Member nor a resident of the Park La Brea and this is the third year I have been appointed as Inspector of Elections. I have no interest in the outcome of your election, other than to ensure compliance with the By-Laws and to properly tally the votes from eligible members in accordance with your Association's procedures. I have performed similar functions for corporations, non profit corporations, and condominium associations from time to time.

As of the eligibility date, there were 174 paid Members eligible to vote . The By-Laws of the Association require that any winning candidate must receive at least 30% of the membership total to be elected. That figure is 52.2 so to achieve 30%, a successful candidate must receive at least 53 votes. There were 9 candidates; in theory, all 9 could be elected. The quorum requirement was the same issue encountered last year. I held and hold again, that because no formal meeting could be held of the Members, the quorum requirement is satisfied by mailing all of the ballots to all of the eligible members and that constitutes a proper quorum.

There were no proxies as each member could vote by mail or ballot box insertion. Our first task was to open the ballot box, mark off the ballots to match the ballot to the membership roster provided to us. We counted 78 valid ballots. One ballot was not counted as it was not signed by the unknown member; one ballot received did not reflect that person was a member and that ballot was not counted. Over half the ballots either voted for all 9 candidates or 8 in many cases. Before we counted any votes, we separated the envelopes from the ballots; when the votes were counted, it was impossible to tell whose ballot was being counted. We have preserved the envelopes and the ballots separately.

**TABULATION:**

On January 10<sup>th</sup>, I counted the ballots and marked off the votes for each candidate as per each ballot. I was assisted by my legal assistant Donna Horn who performed the same task last year. I counted the votes and recounted all votes again on January 11, 2022 and my recount noted that one other candidate did receive more than enough votes to be elected Director. As to the other candidates, on my recount there was either a zero or a small adjustment for the other candidates.

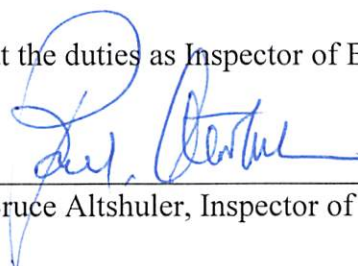
Except for the one additional Director elected, the recount did not affect any other outcome, only the official tally.

In alphabetical order, here were the vote totals for each candidate. This tally is final and based on the recount.

<u>Candidate</u>	<u>Total Votes</u>	
<b>Chelle Buffone</b>	<b>69</b>	<b>ELECTED</b>
<b>Ramiro Castro</b>	<b>67</b>	<b>ELECTED</b>
<b>Nicole Duquette</b>	<b>65</b>	<b>ELECTED</b>
<b>Michael Ann Easton</b>	<b>42</b>	
<b>Angela Gyetvan</b>	<b>70</b>	<b>ELECTED</b>
<b>Kirk Henry</b>	<b>63</b>	<b>ELECTED</b>
<b>Mark Houghton</b>	<b>68</b>	<b>ELECTED</b>
<b>Tobi Levine</b>	<b>58</b>	<b>ELECTED</b>
<b>Robert Shore</b>	<b>69</b>	<b>ELECTED</b>

As Inspector of Elections for the Park La Brea Residents Association, I affirm that the following Directors elected are Buffone, Castro, Duquette, Gyetvan, Henry, Houghton, Levine and Shore.

I hereby affirm that I have faithfully carried out the duties as Inspector of Elections for the Park La Brea Residents Association.

  
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Bruce Altshuler, Inspector of Elections