Wickford Homeowners Association

REPORT OF THE INSPECTORS OF ELECTION

The Inspectors of Election, LLC (TIE)

Annual Meeting of Members and Election of Directors
Thursday, October 15, 2026 – Reconvened Thursday, November 5, 2026

The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent, third-party election service for Wickford Homeowners Association and were duly recognized by the Chair of the Annual Meeting.

As the duly appointed Inspector of Election at the Annual Meeting of Wickford Homeowners Association held on the date noted above and all adjournments thereto, we hereby report as follows:

Quorum for the Annual Meeting

1. The total Membership is 138.
2. TIE determined that a reduced quorum of **20% = 28 members** was obtained as defined by the California Civil and Corporations Code. A total of 35 members (25.36%) were represented by ballot.
3. No Registration Envelopes were received without signature that could not be counted towards quorum or opened and tabulated.

Supervision of Election

1. TIE reviewed and supervised the registration process.
2. TIE determined the authenticity, validity, and effect of each ballot received prior to the close of the polls.
3. TIE determined all challenges and questions in any way arising in connection with the right to vote.
4. TIE determined if any ballots were invalid and were not counted for any reason.

Election Process

1. There were **three (3)** vacant positions open for election on the Board of Directors at the Meeting.
2. The terms for the open positions were for **two** years.
3. In the event of a tie vote between candidates for the final position, candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.
4. Wickford Homeowners Association bylaws allow for cumulative voting.
5. The Candidates were as follows and the votes received for each candidate.

Candidate	Total
Todd Baker	38
Nash Dingman	17
Ragsdale Panopio	24
Floor Nominated Write In: Jeremy Warren	26

6. The three (3) candidates receiving the highest number of votes are as follows and will serve terms as follows:

Names of Directors Elected

Candidate	Term Until:
Todd Baker	October 2028
Jeremy Warren	October 2028
Ragsdale Panopio	October 2028

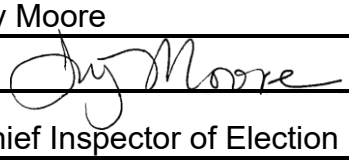
7. TIE counted and tabulated all votes for the Election of Directors as follows:

Total actual ballots counted:	35					
Total votes cast in the election:	105					
Total votes possible in the election:	105	=	35	ballots **X**	3	
Total votes withheld or not voted were:	0					
Total of ballots not counted:	0	*				
*Reason for not counting ballots:	N/A					

Certification of Inspector of Election

I hereby certify that the above are the results of the voting undertaken by TIE as of this date and time.

Printed Name: Ivy Moore

Signature: 

Title: Chief Inspector of Election

Date: Thursday, November 5, 2026

Time: 4:33 PM

Destruction/Return of Records

Original documents will be held by the office of The Inspectors of Election, LLC as required by law and will be returned at that time to Wickford Homeowners Association herein.

Requested records are to be returned to:

Wickford Homeowners Association
C/O The Management Trust
Attn: Frank Jauregui
100 E. Thousand Oaks Blvd. Suite 115
Thousand Oaks CA 91360
frank.jauregui@managementtrust.com

Distribution of Certification

1. Copy to Wickford Homeowners Association
2. Copy in sealed election package
3. Copy to The Inspectors of Election, LLC

Notice Requirement

Wickford Homeowners Association will inform members of the results of this voting event by appropriate means within fifteen (15) calendar days or a time frame and method designated within association governing documents.