

# WICKFORD HOMEOWNERS ASSOCIATION

## NOTICE OF ANNUAL MEETING / ELECTION

**Date/Time:** Thursday, December 11, 2025, 7:00 PM

**Type:** Hybrid, In-Person / Zoom

**Location:** 3300 Golden Pond Drive Clubhouse, Camarillo

Join via Zoom app: Meeting ID: 852 0282 1254 Passcode: 524672

OR Join Zoom via web address:

<https://us02web.zoom.us/j/85202821254?pwd=4AJYSCbVDp2T6lGQGejdUOBYZhGnti.1>

This is a hybrid meeting held in person and via Zoom. Log in to your Zoom app, or online at <https://zoom.us/join>, enter the Zoom Meeting ID provided above, then click the Join button, and you will be connected to the meeting. Please get in touch with Graham Cowles via phone call at: 805-328-644, Ext. 213, or email: [graham@rossmorganco.com](mailto:graham@rossmorganco.com), for any technical assistance needed before and during the meeting. Any person entitled to participate in the meeting shall be given the option of participating by telephone. All members may request individual delivery of meeting notices by emailing the office at [graham@rossmorganco.com](mailto:graham@rossmorganco.com).

## AGENDA

### Annual Meeting and Election of Two Board Members for 2-Year Term

1. Call to Order Open Session
2. Verification of Quorum
3. Reports: President, Treasurer, Committees
4. Approval of Prior Meeting Minutes
5. Open Forum (4 minutes per homeowner)
6. Adjourn
7. Call to Order Annual Meeting
8. Approval of Prior Annual Meeting Minutes
9. Verification of Quorum (Inspector of Election confirms ballots received)
10. Motion to Close Election (if quorum is met)
  - o Chair calls for motion to close election.
  - o Motion, second, and vote recorded in minutes.
11. Election of Board Members (Ballot Tabulation by Inspector of Election)
12. Organization of Positions
13. Adjournment

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#### Ballot Counting & Quorum

- Ballots will be counted during the Annual Meeting on December 11, 2025, at 7:00 PM.
- Quorum Requirement: 70 ballots (50% + 1 of Members), per Bylaws §3.5.
- Blank ballots count toward quorum even if no candidate is selected.
- Balloting period may be extended if necessary.

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#### If Quorum Is Not Met

- Reschedule 5–19 days later: Reduced quorum of 35 ballots (25% of Members), per Bylaws §3.5.
- Reschedule 20+ days later: Reduced quorum of 28 ballots (20% of Members), per Corporations Code §7512(e).

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## Board of Directors Meeting Rules

### 1. Recording Restrictions

- Attendees are prohibited from making audio or video recordings.
- Any recordings made must be destroyed and must not be shared.

### 2. Attendance Eligibility

- Attendance at the meeting is restricted to eligible members and invited guests as outlined in the association's bylaws. Identification may be required upon entry to verify eligibility, and any attendee failing to comply with these requirements may be asked to leave.

### 3. Homeowner Forum Guidelines

- Per **Civil Code § 1363.05**, each member may address the board for up to three minutes.
- A director or manager may briefly respond to statements or questions.
- Speakers must maintain decorum and avoid disruptive behavior.
- If time is called mid-sentence, the speaker may complete their thoughts before sitting down.
- Time cannot be transferred to another attendee.
- A homeowner may request to reserve their time for use at the end of the session.

### 4. Meeting Participation & Conduct

- Under the Open Meeting Act, members may observe but cannot participate in board deliberations or votes.
- Members may speak during the designated homeowner forum.
- Disruptive attendees may be expelled and/or fined.

### 5. Executive Session Restrictions

- Executive sessions are closed to the membership per **Civil Code § 4935**.
- Non-members may attend hearings only with the homeowner present and with prior approval from the Board.
- Confidentiality of executive session discussions is paramount, and any disclosure of these proceedings outside of approved channels may result in penalties. It is the responsibility of all board members to uphold these standards and ensure that sensitive matters remain within the confines of the session.

### 6. Meeting Content Limitations

- Rules and restrictions on meeting content are outlined in **Civil Code § 4930**.