

Springbrook Hill Owners Association - Voting Procedure Policy

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Voting Procedure

Voting will be done using “voting cards” which are used similar to how paddles are used during auctions. The Secretary will prepare voting cards prior to the meeting, one for each unit, with the unit number printed on each. These are also color coded for unit type (garden, duplex, townhouse).

Cards will be handed out to unit owners prior to the meeting. The Secretary will keep a record of which units had their card issued. If anyone holds a proxy for a unit they will present the proxy to the Secretary before the meeting and obtain the card for the subject unit. This means one person may legitimately hold multiple cards.

At the start of the meeting the Secretary delivers the total count of cards issued to the Chair by unit type. This is so the Chair can quickly determine at the end of a vote if the vote count exceeds the number of legitimate voters. It also enables the Chair to determine the number of non-participating units so they can be counted in the appropriate way.

Also at the start of the meeting the Chair appoints one or more people as vote counters and asks for any objections to those appointments. Objections can then be resolved immediately before any votes are taken.

When a vote is called the Chair indicates which unit types are participating. Cards are raised at the appropriate time and counted. Counters are instructed to count raised cards only and only cards of the appropriate colors for that vote. The counters count the cards of the participating colors, tally the results, and present them to the Chair. The Chair insures the total does not exceed the total number of issued cards. If it does the vote is re-taken. Otherwise the results are announced and the chair passes the results to the Secretary for recording.

Rationale

The goal is to provide a voting system that is quick and efficient but that is designed to promote accuracy and reduce the chance of fraud. A “quick show of hands” is about the quickest and most efficient method of voting. But it leaves open the possibility of someone voting with two hands and someone voting who should not. It is also too quick in that the vote can be called and counted before anyone really has a chance to know how many votes were cast on each side.

In contrast, the voting card procedure provides a way to resolve who can legitimately vote before the meeting starts. While we have never had a conflict over this, I expect we will someday and

should be prepared for it. Conflicts could arise from multiple people who own a unit disagreeing about who should vote for the unit. With only one card available we can leave it to those owners to decide who gets to use the card. If the card is used to vote for both yeah and nay, due to a conflict between the owners, the count will exceed the number of cards and the vote will have to be retaken.

Conflict could also arise between a unit owner and a mortgage holder. Hopefully this can also be resolved before the meeting starts so that the appropriate person will be holding the card during the meeting.

This procedure also enables us to easily record the actual counts for each vote in case we need to certify we have reached a required minimum percentage.

This procedure is also inexpensive. 4x6 inch or 3x5 inch colored cards are easy to obtain and prepare.

The procedure calls for someone other than the Chair to count the votes. This is important to establish impartiality.