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Memo To Members of Beaver Glenn Association:

On 10/20/2026 the Board of Directors of Beaver Glenn Association held a membership meeting of the association for the purpose of allowing the membership to vote on whether or not a special assessment of \$400.00 per lot would be levied on each lot to raise the funds needed to repair the swimming pool owed by the association. At the request of the Board of Directors I assisted this process.

This process was conducted in accord with Article V Section 7 and 8 of the Covenants of record. This was a second vote in so much as in the first vote a quorum was not achieved. The first vote was held on August 25, 2026.

While the Covenants provided that a quorum was 60% of members in the first vote, a second vote required only half that amount. Also in accord with Section 9.6.1 and Section 4.3.1 of the Bylaws, the Board of Directors suspended the voting rights of members who had not paid their dues for the second vote. Therefore a quorum of only 51 members voting was required. To pass the assessment during the second vote, two thirds of all votes needed to favor the assessment.

After casting of ballots were concluded, myself, Jonathan Parsons, John Tibbetts, and Christa Self counted the ballots. There were 86 votes cast by members entitled to cast ballots. This constituted a quorum. Sixty one ballots were cast in favor and twenty five ballots voted not in favor. Since more than two thirds of the ballots cast (fifty seven) were in favor, the special assessment was properly adopted by the membership.

This 21st day of October, 2026.



Charles V. Bond, Jr.
Attorney for Beaver Glenn Association