



October 16, 2020

Dear Cannery Neighborhood Association Member:

Please accept this invitation to attend the Annual Membership Meeting to be held on **Tuesday, November 17, 2020 at 6:00 pm**. The meeting will be held via Zoom videoconference. Hand delivery of ballots and the counting of ballots will take place at the Ranch House, 2000 Cannery Loop, Davis CA 95616. Ballots may be delivered to the Ranch House beginning at 5:30 pm.

Please follow the instructions on completing and returning your ballot to ensure that your vote will be counted. The deadline to receive ballots by mail is November 16, 2020. You may also deliver your ballot in person on the day of the meeting as indicated above. It is important that you cast your ballot, either by mail or in person, to ensure that a quorum is achieved.

If you have any questions regarding the election procedures, please contact Association Manager Steve Wright of AMC, Inc. at stevenm@assocmc.com or at (916) 565-8080 ext. 305, prior to the meeting.

Sincerely,

The Board of Directors

Enclosures:

- Meeting Notice
- Meeting Agenda
- 2019 Meeting Minutes
- Candidate Statements
- One (1) Ballot
- One (1) White Secret Ballot Envelope
- One (1) Blue Return Envelope



CANNERY NEIGHBORHOOD ASSOCIATION

NOTICE OF ANNUAL MEETING OF THE MEMBERSHIP

DATE: NOVEMBER 17, 2020
CALL TO ORDER: 6:00 PM
POLLS OPEN: 5:30 PM
LOCATION: THE RANCH HOUSE, 2000 CANNERY LOOP, DAVIS, CA 95616

Purpose: To hold the annual meeting of the membership as required by the Bylaws Article III, 3.3, to elect a Board of Directors and to determine the allocation of any excess funds at the end of the current fiscal year. At this meeting, two (2) Directors will be elected, each for terms of two (2) years. An Organizational Meeting may follow the Annual Meeting should a quorum of the Board be present.

Quorum: In accordance with the Bylaws Article II, 2.2, a quorum of 25% of the voting power must be represented at the meeting. Representation may be by attendance in person at the meeting, by the return of a ballot, or by proxy.

Inspectors of Election: Three (3) Members of the Association will serve as Inspectors of Election for the purpose of preparation, receipt and counting of the ballots for this meeting.

Voting: In accordance with applicable California Civil Codes, voting is accomplished by secret written ballot. Each unit has a total of two (2) votes, one (1) vote for each Director being elected at this meeting. **Cumulative voting is permitted.** Each unit also has one (1) vote regarding IRS Revenue Ruling 70-604.

Ballots: Enclosed with this notice is a ballot. Please read the voting instructions carefully. **Once a ballot has been cast, it is irrevocable and may not be changed.** The Inspectors will only accept ballots in envelopes provided by the Inspectors. Ballot envelopes must be signed by the Member to be counted. Please ensure mailed ballots are **received by mail no later than November 16, 2020.** Ballots may either be returned by mail or may be presented in person at the meeting.

Candidates: The list of candidates is as follows and in alphabetical order by last name: **Steve DeHoff, Nile Garritson and Robert (Bob) Ono.** Nominations will NOT be accepted from the floor. Write-in candidates are permitted but must be present to accept the nomination or have submitted written acceptance prior to the meeting.



CANNERY NEIGHBORHOOD ASSOCIATION

**2020 ANNUAL MEETING OF THE MEMBERSHIP
NOVEMBER 17, 2020**

AGENDA

- I. CALL TO ORDER**
- II. INTRODUCTION OF BOARD OF DIRECTORS AND MANAGERS**
- III. PROOF OF NOTIFICATION AND QUOROM**
- IV. APPROVAL OF 2019 ANNUAL MEETING MINUTES**
- V. PRESIDENT'S REPORT**
- VI. TREASURER'S REPORT**
- VII. ELECTION OF DIRECTORS**
 - A. Introduction of Candidates**
 - B. Introduction of Inspectors of Election**
 - C. Announcement of Election Results**
 - D. Announcement of Organizational Board Meeting**
- VIII. RESOLUTION REGARDING EXCESS OPERATING FUNDS**
 - A. Announcement of Result of Vote to Adopt**
- IX. UNFINISHED BUSINESS**
- X. NEW BUSINESS**
- XI. HOMEOWNER DISCUSSION**
- XII. ADJOURNMENT**

**THE CANNERY NEIGHBORHOOD ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES**

November 5, 2019

I. CALL TO ORDER

Vice President Len Gray called the meeting to order at 6:00 PM.

II. INTRODUCTION OF BOARD OF DIRECTORS AND MANAGER

Vice President Len Gray, Secretary/Treasurer Lily Valenzuela were introduced and it was noted that President Alan Douglas was absent. AMC representatives included President Brad Higgins, Community Manager Steve Wright, and on-site Assistant Manager Maria De Sousa.

III. PROOF OF NOTIFICATION AND QUORUM

Management verified that notification had been sent to all owners prior to the Annual Meeting. Management then verified that the quorum requirement for the Annual Membership meeting had been met and therefore quorum was established.

IV. APPROVAL OF 2017 ANNUAL MEETING MINUTES

It was explained that in 2017, three members were elected to the Board and that Len Gray was elected with the New Homes representatives. Also, that tonight there would be a resolution to increase the number of directors from three to five pursuant to the By-laws, Section 4.1. so that moving forward there would be a total of five members on the Cannery Board of Directors.

V. PRESIDENT'S REPORT

Vice President Gray remarked on the accomplishments of 2019 including:

1. Extending the height of the pool fence which was completed with the cost being paid by New Home.
2. Additional motion activated surveillance equipment had been installed in the pool and clubhouse area and that the security company was alerted when activity occurred after hours.
3. The trellis had been refurbished and repainted along with the bench.
4. The pool fencing had been repainted.
5. The pool equipment had been either replaced or repaired throughout the year.
6. A program for washing down the pool deck surface has now minimized the gravel from the coping stones getting into the pool and pool equipment and causing premature damage.
7. Proposals would be reviewed for the replacement of the pool and spa coping stones to permanently solve the issue.
8. It was discussed that the prior management company Manor recorded \$65,000 receivable by the builders and that AMC was able to follow up on the matter and get the funds paid back to the association.

VI. TREASURER'S REPORT

Treasurer Lily Valenzuela reviewed the Financial Statements as of October 31, 2019 with those present. It was explained that there was \$239,781 in the Operating and Dues accounts with an additional \$200,261 in Replacement Reserve funds. She reported Dues Receivable of \$14,719 and she stated that the collection attorney had been asked to begin lien proceedings against four delinquent accounts. She stated that the liabilities for Accounts Payable were \$28,955, Prepaid Dues were \$12,770. She noted that after 10 months of operations, the association was \$157,000 under budget. It was noted that The Cannery was still under DRE budget and would be through 2021 when the final phase of homes was planned, afterword there would be an adjustment to the Budget would could result in a decrease in dues if there were no extenuating costs.

VII. IRS RESOLUTION REGARDING EXCESS OPERATING FUNDS

After a tally of the ballots the vote on the Resolution was 78 in favor, 5 against, therefore the resolution passed.

VIII. ELECTION OF DIRECTORS

- A. Nominations from the Floor – The Floor was opened to nominations and none were received.
General Motion to close nominations. (M, S; Carried Unanimously.)
- B. Introduction of Inspectors of Election – Owners present who were not related to anyone who was running for election volunteered.
- C. Introduction of Candidates – The Candidates on the ballot were noted as Vernell “Vern” Goehring , Nan Klein, Linda Anh (Silverstein), and Lynn Wilcox.
- D. Vote on Candidates – The ballots were tallied.
- E. Announcement of Results – The results of the voting were as follows: Nan Klein received 62 votes, Lynn Wilcox received 40 votes, Linda Anh received 49 votes, and Vern Goehring received 61 votes. As a result Nan Klein, Vern Goehring, and Linda Anh were elected to the Board of Directors.

IX. UNFINISHED BUSINESS

There was no Unfinished Business before the Membership.

NEW BUSINESS

There was no New Business before the Membership.

X. HOMEOWNER DISCUSSION

- Owners inquired about the possibility of installing speed bumps to reduce speeding in the community.
- Owners inquired about changing the Pool Rules. The procedure for changing association Rules was discussed and owners were advised that the proposed changes would be drafted and sent to owners for consideration, owners would then have the ability to express their opinions at a board meeting before the board made a final decision and then it would take effect 30 days later.
- Parking enforcement was discussed in that it was crucial due to the narrow streets.

- Owners asked whether the builders were current on their dues. Management noted that they were.
- Owners expressed concern about trees in the community dying. They were advised that the city of Davis had been contacted and they had stated that they would replace the trees within a year. Owners then expressed concern about the species due to the high winds and soil conditions that were damaging to the trees. Owners asked the board to consider whether the association could take over responsibilities for the sections that the city now has responsibility for and get their taxes lowered to address it.
- Owners expressed concern regarding bicycle riders at night not wearing non-reflective gear or clothing and that it made it dangerous for them.
- Owners expressed concern about the pool coping.
- Owners asked whether the financial statements could be made available. Management noted that they can, with the exception of the Accounts Receivable.
- The formation of Committees was discussed. The Committees would include a Landscape Committee, a Welcome Committee, a Safety Committee, an Architectural Committee, and a Social Committee. Interested Owners were asked to sign up in order to be involved with the community.
- Len Gray was presented a gift and appreciation was expressed for his service on the Board of Directors which was followed by a round of applause.

XI. ADJOURNMENT

There being no further business before the Membership, the Meeting was adjourned at 8:00pm. (M./ S/; Carried Unanimously.)

Respectfully Submitted,

Recording Secretary

Date

**CANNERY NEIGHBORHOOD ASSOCIATION
2020 ANNUAL MEETING**

**Election of Directors
and Resolution Regarding Excess Income**

BALLOT

Please refer to the documents included with this ballot and the voting instructions below. To abstain from voting, make no marks. You may submit a blank ballot to be used for quorum purposes only. A quorum of 25% of the voting power is required to hold the meeting.

ELECTION OF DIRECTORS

You may cast a total of two (2) votes. Cumulative voting is permitted in this election. You may cast two (2) votes for a single candidate. **Ballots with more than two (2) votes will be void.** Nominations will NOT be permitted from the floor of the meeting. Write-in candidates should be present to accept their nomination or have submitted written acceptance prior to the meeting. **Please indicate your vote by writing the number “1” or “2” on the line in front of the candidate’s name:**

_____ Steve DeHoff	_____ (Write-in) _____
_____ Nile Garritson	_____ (Write-in) _____
_____ Robert (Bob) Ono	

RESOLUTION REGARDING EXCESS INCOME

If the Association spends less money than budgeted and there are excess funds at the end of the fiscal year, the membership must approve the transfer of the excess to the next fiscal year to avoid being taxed on it. A ‘yes’ vote will give the Board approval to use any excess funds in next year’s operating budget.

RESOLVED, that any excess membership income over membership expenses for the fiscal year ending in 2020 shall be applied against the subsequent tax year member assessments, as provided by I. R. S. Revenue Ruling 70-604.

YES NO

VOTING INSTRUCTIONS

- Cast your votes as instructed above. Do not indicate your identity on the ballot.
- Place the ballot in the white secret ballot envelope. Do not indicate your identity on the secret ballot envelope. Seal the secret ballot envelope.
- Place the sealed secret ballot envelope in the blue return envelope. In the upper-left corner, print your name, lot address, the date and then **sign in the envelope.**
- Seal the blue envelope and place it in the mail or bring it to the meeting.

NOMINATION FORM & APPLICATION FOR CANDIDACY TO THE BOARD OF DIRECTORS

THE CANNERY NEIGHBORHOOD ASSOCIATION

APPLICATION PAGE 1 OF 2 (CANDIDACY STATEMENT)

NAME: Steve DeHoff

**Candidacy statement needs to be kept to one (1) page*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I feel that integrity, sound judgment, and experience as a fiduciary are qualities that we should value in Board members of the association, and as discussed below, in my candidacy all three of those qualities are present. I am currently a member of the HOA's Landscape and Architectural Review Committee, I have served on the Cannery resident committee as an advocate for our community's interest in the responsible development of Cannery Village. To continue to contribute and support our community, I am submitting my candidacy for one of the two upcoming openings on our HOA Board.

WHAT IS YOUR BACKGROUND?

My name is Steve DeHoff, and I have been a Cannery resident since 2017. I am a father of two active elementary age girls, and I work at Sutter Health in the Office of the General Counsel. I have been a practicing business law attorney in New York, Colorado, and California for nearly 20 years, representing businesses ranging from Fortune 100 companies to start-ups. I have helped incorporate businesses, crafting bylaws and operating agreements that are understandable, transparent, and that reflect the issues most important and relevant to the stakeholders. I have navigated tricky issues, led efforts to drive consensus and resolution in the most contentious of disputes, and as such I believe I am well suited for a role on the Board.

WHAT IS YOUR VISION FOR THE COMMUNITY?

As community residents, we are the stakeholders of the HOA, and we need our Board to drive the association's practices and decision-making principles in a way that is consistent with our goals as residents and neighbors. As we navigate the transition away from builder-controlled Board representation, there is work to be done in this regard. I have experience directly relevant to this mission, and I'd like to think we can continue to evolve the role of the Board in a way that contributes to a kinder and friendlier community. One that is more inclusive and sensitive to our interests and the everyday realities and turmoil of life in 2020. I have the seasoning and experience to know that there are issues that cannot be resolved to the satisfaction of all. But with that experience I have also developed the vision necessary to see both sides of an issue, and the empathy to understand the needs and perspectives of all involved. Conflicts within the HOA's constituency cannot be avoided, and we need a Board that understands that once a decision on an issue is made, we remain residents and neighbors, so everyone's feelings and voices matter regardless of what side of the issue you support. We need transparency and empathy now more than ever.

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

If elected I promise to represent all of the members of our community, making decisions that will reflect the values and interests of our residents, keep our finances strong, and enhance our community. My goals as a Board member will be to work to develop transparency in decision making, enhance the professionalism and collegiality amongst the Board and our community, and make the right decisions for the community as a whole. Thank you for your consideration.

NOTE: PER CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT.

PLEASE COMPLETE PAGE 2 – HOMEOWNER VERIFICATION INFORMATION

NOMINATION FORM & APPLICATION FOR CANDIDACY TO THE BOARD OF DIRECTORS

THE CANNERY NEIGHBORHOOD ASSOCIATION

APPLICATION PAGE 1 OF 2 (CANDIDACY STATEMENT)

NAME: Nile Garritson

**Candidacy statement needs to be kept to one (1) page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I care about our community. I have skills that are relevant. I have extra time right now and I would like to represent young families.

WHAT IS YOUR BACKGROUND?

B.S. and MBA from University of Southern California (USC)
I hold the Chartered Financial Analyst (CFA) and Financial Risk Manager (FRM) designations
Spent four years in a variety of finance and risk management roles at Edison International in Los Angeles
Spent the last seven years as an equity analyst and portfolio manager

WHAT IS YOUR VISION FOR THE COMMUNITY?

To be known among owners, potential buyers and agents as a community that cares about supporting property values and maintaining a welcoming neighborly environment for all residents

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

Get the pool opened in a safe and responsible manner consistent with best practices that limits the HOA's potential liability
Develop long-term plans for unused common space/structures in a manner that represents the collective vision of the residents and broader community of Davis.

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**NOMINATION FORM & APPLICATION FOR
CANDIDACY TO THE BOARD OF DIRECTORS
THE CANNERY NEIGHBORHOOD ASSOCIATION**

**APPLICATION PAGE 1 OF 2
(CANDIDACY STATEMENT)**

NAME: Robert (Bob) Ono

**Candidacy statement needs to be kept to one (1) page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

We plan to reside in the Cannery for the foreseeable future. I would like to see the Cannery HOA serve its residents in the best possible manner, creating and maintaining an enjoyable lifestyle for all.

WHAT IS YOUR BACKGROUND?

I have been a Cannery resident for almost three years and a Davis resident for twenty years. I currently serve as a City of Davis Recreation and Park Commissioner. I have been active in coordinating participation from City Council members and City staff to discuss issues with Cannery residents, such as New Home Company development, Cannery Village plans and park/open space maintenance. From 2000-2013, I served as the Cybersecurity Officer for UC Davis before retirement. This experience required the skill to work with disparate groups - students, staff and faculty - with interests that were not always aligned. This understanding could be useful for a Cannery HOA board position. I also serve as Vice Chair of the Lassen Park Foundation.

WHAT IS YOUR VISION FOR THE COMMUNITY?

Create and foster a community that supports residential quality of life, is a desirable living area and is respectful of diverse ideas and cultures.

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

Help establish and maintain strong communication between the board and HOA members, including the improvement of Cannery HOA website to serve as a central communication method for documents, newsletters, announcements and calendar. I will also focus on maintaining the financial stability of the Cannery HOA.

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