

MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Annual Elections – Mutual Twelve

In accordance with State Law and the Mutual Bylaws, the following policy is established for the general election of directors to the Mutual Board of Directors.

1. CANDIDATES

a. Candidate Eligibility

In accordance with the Mutual Bylaws, all members in good standing are eligible to run for election to the Mutual Board of Directors. “Good Standing” means that the member is not delinquent in the payment of monthly or special assessments in an amount equal to or greater than one month’s assessment for a period of time greater than 30 days.

b. Notification of Nominations for Election of Directors

The Mutual Board of Directors shall also place notice in the *Golden Rain News* and in the Mutual laundry rooms not less than 90 days prior to the annual meeting that any member of the Mutual in good standing may place his/her name into nomination for the election of directors.

c. Self-Nomination by Shareholders

Mutual members who wish to nominate themselves as candidates for election to the Mutual Board of Directors must do so by completing an Application for Candidacy in writing not more than 90 days or less than 60 days prior to the annual meeting date.

Applications for Candidacy are available in the Stock Transfer Office. Applications must be returned to the Stock Transfer Office before the close of business on the deadline date. Stock Transfer will provide a receipt for the application.

Any candidate whose application is not received by the deadline will not be listed on the ballot.

d. Clarification of At-Large Candidate Eligibility in the Mutual By-Laws

The Mutual Twelve Application of Candidacy shall include a space for candidates running at large to so indicate.

At-Large candidates are eligible for election in otherwise unrepresented parcels only. Parcel designation for any at-large candidates shall take place at the Organizational Meeting.

MUTUAL OPERATIONS**STOCKHOLDERS MEETINGS****Annual Elections – Mutual Twelve**e. Official Non-Revocable Ballot

At-Large candidates shall appear after Parcel No. 10 on the ballot.

f. Nominations from the Floor and Write-in Candidates

During the Annual Meeting, nominations from the floor and write-in candidates will be accepted provided the nominee is present to accept the nomination or has submitted an acceptance and the nominee meets the qualifications of a Director.

g. Equal Access to Clubhouse Facilities

Equal access to clubhouses shall be provided at no cost to all candidates, including those who are not incumbents, and to all members advocating a point of view, including those who are not endorsed by the Mutual Board of Directors, for purposes reasonably related to the election. The clubhouses are subject to availability by reservation only on a first-come, first-serve basis.

h. Candidate Biographies/Resumes

Each candidate may submit a personal resume that may include the candidate's picture, biographical information, qualifications, experience and a brief platform statement. The resume will be included with the Notice Letter provided that:

1. The resume is no bigger than one side of one 8 ½ x 11" page in length.
2. The resume does not make any reference to other individuals except perhaps family members.
3. The resume does not contain any derogatory statements about other individuals.
4. The resume is a single-person resume; slate resumes will not be accepted.

Positive campaigning is encouraged. However, resume rules do not apply to self-funded campaign materials and activities.

i. Equal Access to Roster of Mutual Addresses

A candidate may request a roster of Mutual Twelve shareholders. The roster will be broken down by building. Telephone numbers and carport numbers will be redacted. The request for a roster must be made in the Finance Department on an

MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Annual Elections – Mutual Twelve

“Access to Documents” form. The cost to print and redact information will be charged to the candidate and must be paid at the time of the request. A roster will be provided within ten days of the request.

Any shareholder who wishes to “opt out” from the above roster must complete an “Opt Out” form in the Finance Department at least 100 days prior to the Annual Meeting date.

Rosters that are provided to Mutual Directors throughout the year may not be used for election purposes.

2. ELECTION PROCESS

- a. The Golden Rain Foundation will provide a contracted vendor to assume all election services, including inspector(s) of election, who will be directed to conduct the election under current applicable codes.
- b. If the Golden Rain Foundation does not provide a contracted vendor to assume all election services, then Section 3 procedures will be followed and Section 4 Election Materials will be prepared and processed by the Mutual Corporation or Golden Rain Foundation.

3. INSPECTORS OF THE ELECTION

The Board shall appoint one or three inspectors, as the board selects, 90 days in advance of the annual meeting of the members.

a. Qualifications and Number of Inspectors

An inspector of the election may not be a member of the Mutual Board of Directors, or a candidate for the Mutual Board of Directors, or related to a member of the Mutual Board of Directors, or under contract to the association for any compensable services.

b. Inspector of the Elections - Duties

1. Determine the number of shareholders entitled to vote and the voting power of each.
2. Determine the authenticity, validity and effect of proxies, if any.
3. Receive mail-in proxy forms and ballots.

MUTUAL OPERATIONS

STOCKHOLDERS MEETINGS

Annual Elections – Mutual Twelve

4. Open mail-in proxy forms and ballots at the annual meeting.
5. Hear and determine all challenges and questions in connection to the right to vote.
6. Count and tabulate all votes.
7. Determine the results of the election.
8. Perform his or her duties expeditiously, impartially, and in good faith at all times.

4. ELECTION MATERIALS

a. Notice Letter

The notice letter, mail-in secret ballot, voting instructions and mailing instructions for the Mutual annual election shall be mailed out to each Mutual apartment no later than 30 days prior to the annual meeting.

b. Secret Ballots Returned by Mail

The mail-in secret ballot is required to be mailed to the “Inspectors of the Election” for proper verification and validation, and must be received before 4:00 p.m. on the day before the annual meeting.

The mail-in secret ballot is irrevocable once it is received by the inspectors of election.

The mail-in secret ballot, if sealed and properly mailed, will be opened the day of the annual meeting by the inspectors of the election.

5. VOTING

a. Qualification for Voting

Votes may be cast by the named Mutual member as recorded on the stock records of the corporation.

1. By ballot in person on the day of the annual meeting; or
2. By using the mail-in secret ballot; or
3. By using the mail-in proxy form.

MUTUAL OPERATIONS**STOCKHOLDERS MEETINGS****Annual Elections – Mutual Twelve**b. Cumulative Voting

In accordance with the Mutual Bylaws, voting will be “cumulative.”

c. Voting by Secret Ballot

All ballots shall be prepared in a manner consistent with providing and ensuring that the member’s vote will be by “secret ballot.”

6. OBSERVERS OF THE ELECTION

Any candidate or other member of the Mutual may witness the counting and tabulation of the votes.

Observer(s) may not interfere in any way with the counting process, but may watch and listen.

7. ELECTION RESULTS

- a. The Mutual Board shall validate its own election and record the tabulated results in the minutes of the next Regular Meeting of the Board of Directors.

MUTUAL ADOPTION

TWELVE: 02-08-07

AMENDED

01-13-11, 03-08-12, 03-10-16