

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
2020 BOARD OF DIRECTORS
NOMINATION PROCEDURES & NOMINATION FORM**

August 5, 2020

Dear Vista La Jolla Homeowner:

The Vista La Jolla Townhomes Association Board of Directors Election will be held on Wednesday, November 11, 2020, to elect three (3) directors to the Vista La Jolla Townhomes Association Board of Directors to serve a two (2) year term.

QUALIFICATIONS AND NOMINATION OF DIRECTORS

Qualifications and the nomination of directors are governed in accordance with Section III of the Proposed Vista La Jolla Townhomes Association Rules for Elections and Voting (7/10/2020).

SECTION 3 - QUALIFICATION OF NOMINEES FOR DIRECTOR ELECTIONS

3.1 Only persons who are members of the Association may be a nominee for election. If title to a Unit is held by a legal entity that is not a natural person, the governing authority of that legal entity shall have the power to appoint a natural person to be a member for purposes of being a nominee to the Board.

3.2 No member may be a nominee if the member, if elected, would be serving on the Board at the same time as another member who holds a joint ownership interest in the same Unit and the other member is either properly nominated for the current election or an incumbent director.

3.3 No member may be a nominee if that member discloses, or if the Association is aware or becomes aware of, a past criminal conviction that would, if the member was elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code section 5806 or terminate the Association's existing fidelity bond coverage. The Association shall have no obligation to investigate the background or possible criminal history of any candidate.

3.4 A member who is more than thirty (30) days delinquent in the payment of regular and special assessments (not including nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party) is not qualified to be a nominee or director. A member shall not be disqualified for failure to be current in payment of regular and special assessments if either of the following circumstances is true:

3.4.1 The member has paid the regular or special assessment under protest pursuant to Civil Code section 5658.

3.4.2 The member has entered into a payment plan pursuant to Civil Code section 5665.

3.5 Prior to disqualifying any member from being a nominee, the Association must offer the member an opportunity to engage in internal dispute resolution pursuant to Civil Code section 5900 et seq.

If you are interested in serving on the Board of Directors and meet the specified criteria, please fill out the enclosed Board of Director Nominee Application Form and return via: mail, fax or email.

Vista La Jolla Townhomes Association
c/o: A. McKibbin & Co.
7529 Draper Avenue, Suite D
La Jolla, CA 92037
Fax: (858) 551-1886
kim@amckibbin.com

ALL NOMINATION FORMS MUST BE RECEIVED
NO LATER THAN MONDAY, SEPTEMBER 7, 2020 AT 8:00AM

If you have any questions regarding the above, please feel free to contact me at (858) 551-1885 or email kim@amckibbin.com.

Sincerely,



Sean DeFreitas, CCAM®
Community Association Manager
Vista La Jolla Townhomes Association

Enclosures

SD: ka

