9/22/26
Willows COA Special Meeting
Election of a Board of Directors Minutes

AGENDA:

1. Review attendance
2. Determine action if quorum has not been met
3. If proceeding, either by quorum or vote, introduce candidates
4. Call for additional candidates
5. Q&A
6. Vote
7. Results

Meeting commenced at 6:45pm

Attendance: At the time of commencement, quorum in attendance had not been reached.

Determining Action: After reviewing the language of the documents and being advised by legal council retained personally by Ed Veliz, it was determined by majority vote of those present to proceed.

Candidates

A motion was made to retain the previous board of Robert Bardell, Jason Rasmussen, Ed Veliz, and Leah Upton. The motion was seconded. The motion was lost.

The candidates presented were: Susan Oliveraz, Ed Veliz, Patricia Breeckner, Gary Breekner, Julie Corrigan, Sandra Jackson, Douglas Rouillard.

The call for additional candidates produced two nominations of people who rejected the bid and Robert Bardell.

All candidates gave a brief statement on themselves and their qualifications to be on the board.

Q&A

During the Q&A portion, people asked questions regarding maintenance, habitability, and qualification of tenants. Sandra Jackson, Ed Veliz, Patricia Breeckner and Julie Corrigan provided responses.

Concerns were brought by owners regarding the risk to the community should the meeting and the vote proceed due to the lack of a quorum.

A motion was made at approx 7:45pm to proceed with the vote. It was seconded. The motion was passed.

Voting

On review of the ballot prepared, the disclosure of identifying information was disputed. It was discussed if the term “secret” meant simply in the moment or in totality. Concerns over the lack of being able to audit the vote were brought up, legal council advised anonymous voting would be appropriate.

The vote was brought to retain the identifying information. The vote was lost. Identifying information was removed from the online ballot. The physical ballot retained the fields, but no requirement to fill them in.

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The vote was held as a one ownership, one vote due to the nature of the ballot. As people voted, they left. During this process attendance was reviewed and it was noted that a few people had joined in person and online, as well as there were a few proxies that went uncounted at the beginning, making the attendance 51.6% at the time of voting, which does exclude anyone who was noted as having been in attendance and left prior to the vote. In total 52.74% of ownership were marked as having been in attendance at some point during the meeting.

By about 8:15pm the meeting was adjourned as simply the vast majority both in person and online had left. Online voting was closed at 8:34pm. The vote was given a preliminary count by Pati Aslet and Nicole Webb.

RESULTS

9/23/2026

Based on the preliminary votes, contact was established with the top 6 candidates and a meeting was scheduled for Wednesday 9/23/2026 at 2:30pm to affirm the votes, determine the board, and meet regarding emergency community matters.

Let it be noted for the record in this established contact, Julie Corrigan wanted to proceed with a morning announcement to the community, thanking them for their attendance, and updating them that the votes would be recounted and affirmed that afternoon as well as a call for volunteers to attend the count as neutral parties.

Ed Veliz asked to bring it to a vote to wait on any communication to the community. Sandra, Susan and Ed agreed, Julie dissented. As communication was established improperly, Patricia and Gary were not included in that conversation, but they were made aware independently the votes needed to be recounted and affirmed and such would happen that afternoon.

The vote was affirmed Wednesday, 9/23/2026, at 2:30pm by Ed Veliz, Susan Oliveraz, Patricia Breeckner, Gary Breeckner, Sandra Jackson, Julie Corrigan, Pati Aslet, Nicole Webb, Sophie Kosem and Farida Keo..

Results

Julie Corrigan	54
Susan Oliveraz	52
Sandra Jackson	44
Patricia Breeckner	37
Ed Veliz	36
Gary Breeckner	35
Douglas Rouillard	22
Robert Bardell	11
Leah Upton	1

By Largest Vote, the Directors to serve the Board for the remainder of the current term are: Susan Oliverez, Julie Corrigan, Sandra Jackson, Patricia Breeckner, and Ed Veliz