



Thank You Sponsors for the Coachella Valley
Virtual Spring Forum

CIT

(619) 261-6643 • www.cit.com

iMail Tracking, LLC

(310) 963-3081 • www.imailtracking.com

The Naumann Law Firm, PC

(844) 492-7474 • www.naumannlegal.com



California Association of Community Managers, Inc.SM

23461 South Pointe Drive, Suite 200, Laguna Hills, CA 92653 | info@cacm.org | 949.916.2226 | www.cacm.org

Coachella Valley Forum Scenarios

SB 323:

Case Scenario A:

You have just received a new community and the first annual election has been scheduled for June 15, 2021. The quorum was calculated on 44 complete units. The governing documents show that the developer should have transitioned his control over 6 months before the Call for Nomination was sent.

The members are pushing for control as the developer has sporadic communication with the membership. After the ballot materials have been sent out, The developer sends you a package with an updated list of completed units and new owners of record. The records show that an additional 12 units have the power to vote in this election. It is now less than one month before the election is scheduled to take place.

What are your options?

Case Scenario B

Your association has just completed a Board Recall Election in which a member volunteered to be the inspector of election. After the election, a hostile member knocked on the Inspectors' door requesting to examine the ballot materials. The volunteer inspector gave the election materials to the member and asked them to leave their premises.

What are your options?