

Oak Creek Club Homeowners Association
14505 Mary Bowie Parkway
Upper Marlboro MD, 20774

**Elections Committee Meeting Minutes (3rd Meeting - 2026)
Tuesday, March 17, 2026, @ 6:30 pm**

Pamela Rachal called the Elections Committee Meeting to order at 6:30 pm (ET).

Minutes Taker: Yolanda Ricks – Secretary

Committee Members in Attendance:

- Jessica Hill – HOA Board Chair, Committee Member (partial attendance - due to schedule)
- Pamela Rachal – Chair
- Yolanda Ricks – Secretary

Residents in Attendance:

N/A

Camp Representative:

- TaShawn Andrews departed the meeting at 7:18pm.

Old Business:

1. Approval of meeting minutes for February 17, 2026.

- o Yolanda Ricks moved to approve meeting minutes for February 17, 2026. Jessica Hill seconded the motion. The motion passed unanimously.

2. Discussion of Meeting Agenda.

- o Pam Rachal indicated that tonight's meeting would be modified: 1) To focus on questions for CAMP to forward to Board Counsel Ray Via, regarding compliance with the updates in the MD HOA Act regarding voting.

New Business:

1. Questions to refer to Board Counsel Ray Via regarding changes in the MD HOA Act.

- o Pam Rachal reviewed her document covering Ray Via's comments at the March 7, 2026, Strategic Planning HOA Board Meeting, which was forwarded to all committee meetings in advance of this meeting.
- o Ray Via's discussion highlighted the need for an Independent Party to handle ballot distributions, collection, vote counting and certification of results. Via indicated that the purpose is to insulate the association in the elections process and reduce risk in contested elections. Via stated that governing documents of the HOA that are in conflict with the new updates to the MD HOA Act are void and unenforceable.
- o Electronic Voting is permissible if administered by an independent party, like Vote HOA Now.
- o The CAMP Vice President indicated at the HOA Board Meeting that in one election they were aware of, the HOA hired a CPA to handle the physical ballot process.

2. Discussions of Questions to pose to Ray Via and Preparation of a Board Resolution for a new elections process.

- o Pam Rachal led a discussion regarding whether Oak Creek should shift to all electronic voting after a suggestion by Yolanda Ricks. Committee members discussed whether we could email residents ballots to save money, or send post cards with a QR Code for a paper ballot exception.
- o Pam Rachal indicated that she would send a list of questions to TaShawn Andrews to forward to Ray Via and copy committee members.
- o Jessica Hill indicated that in the past, Board counsel Ray Via has prepared draft resolutions and stated that he should do so in the case of the updated changes to the MD HOA Act.
- o Pam Rachal indicated that we would need a process and roles and responsibilities for the Independent Contractors involved in the Oak Creek elections. Yolanda Ricks stated that we need to know what the capabilities of Vote HOA Now are regarding electronic voting, which is a CAMP responsibility as indicated in a recent Committee training (committee members are not to work directly with vendors).

Resident Forum:

- o No comments from residents. No residents present.

Completed Tasks:

1. Yolanda Ricks completed the meeting minutes for the March 17, 2026, Elections Committee meeting.
2. Pam Rachal completed notes on the Board meeting regarding changes to the MD HOA Act and a draft document of questions/concerns regarding implementation of the elections changes to be shared with the Board Counsel, Ray Via.

Elections Committee New Tasks:

1. **ACTION ITEM:** Pam Rachal indicated she will provide questions to CAMP to share with Ray Via.
2. **ACTION ITEM:** Committee members to promptly provide comments to Pam Rachal on her questions to Board Counsel Ray Via.

CAMP Tasks:

1. **ACTION ITEM:** CAMP will send forward the committee's questions regarding implementation of the changes to the MD HOA Act regarding voting to Ray Via.
2. **ACTION ITEM:** In addition, CAMP/ is to initiate discussions with the Elections Committee and Board Counsel concerning whether the MD HOA Act changes will allow a change to 100% electronic voting, and how the Elections Committee will initiate procedural changes to handling paper ballots in light of the changes in the MD HOA Act (for example, hiring an outside third party who may be a CPA).
3. **ACTION ITEM:** Third request for CAMP to inform the Elections Committee Members when they will receive an official Oak Creek HOA email address.

Adjournment:

Pam Rachal made a motion to adjourn the meeting. Yolanda Ricks seconded the motion. The motion passed unanimously. Ms. Rachal adjourned the meeting at 8:00 pm (ET).

Next Meeting: Third Tuesday of every month at 6:30 pm. The next meeting is April 21, 2026, at 6:30 pm.