

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

Elections Committee Meeting Minutes (4th Meeting - 2026)
Tuesday, April 21, 2026, @ 6:30 pm

Pamela Rachal called the Elections Committee meeting to order at 6:33 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:

Danielle Telesford

Camp Representative:

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

Old Business:

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

- o Yolanda Ricks moved to approve meeting minutes for March 17, 2026. Pamela Rachal seconded the motion. The motion passed unanimously.

2. Discussion of Meeting Agenda.

- o Pam Rachal indicated that tonight's meeting would focus on Ray Via's Board Resolution for electronic voting/receipt of electronic communications by residents, how a third -party representative would handle paper ballots, and criteria for a third-party representative.

New Business:

1. CAMP suggestions for handling paper ballots.

- o TaShawn Andrews from CAMP, indicated that the current lock box for paper ballots is too small. Ms. Andrew indicated she could purchase a larger lock box to keep outside of the CAMP office and that the box could be weighed down and locked. Residents with Key FOBs to enter the building would then be able to vote and the third-party representative would have the key to the box or be in possession of the box.
- o Yolanda Ricks mentioned using post cards for residents to opt-in for electronic voting/electronic communications. TaShawn Andrews indicates this could be a savings of over \$2,000, and that CAMP uses Staples to send residents postcards for the annual inspections.

2. Discussion of the election timeline and needed changes.

- o Pam Rachal led a discussion regarding the election timeline including the need for criteria for the Third Party Elections Administrator..
- o Pam Rachal indicated that the committee needs to think about candidate submissions and ensure that voting happens after the candidate forum.
- o There are three Board positions for the upcoming 2026 elections per Jessica Hill.
- o Pam Rachal and Yolanda Ricks reiterated that we need to know what the capabilities of Vote HOA Now are regarding electronic voting and opting-in to electronic voting/communications.

Resident Forum:

- o Danielle Telesford indicated that she liked the idea of electronic voting and electronic communications. Ms. Telesford indicated we need a working communications committee.

Completed Tasks:

1. Yolanda Ricks completed the meeting minutes for the March 17, 2026, Elections Committee meeting.
2. Pam Rachal provided questions to CAMP regarding electronic voting to share with Board Counsel Ray Via, in preparation of a Board Resolution that complies with the MD HOA Act.

Elections Committee New Tasks:

ACTION ITEM: Pam Rachal indicated she completed a compilation of Election Committee member comments on the Ray Via Elections Board Resolution and emailed the comments to CAMP to be shared with Board Counsel, Ray Via.

ACTION ITEM: Committee members to promptly provide comments to Pam Rachal on the Elections Board Resolution for CAMP to forward to Board Counsel Ray Via.

CAMP Tasks:

ACTION ITEM : CAMP will send forward the committee's comments regarding the Ray Via Elections Board Resolution.

ACTION ITEM: In addition, CAMP/ is to initiate discussions with Vote HOA Now to include the Elections Committee regarding the capabilities of the Vote HOA Now platform and allowing residents to opt-In for electronic voting and communications as they are online voting.

ACTION ITEM: Fourth request for CAMP to inform the Elections Committee Members when they will receive an official Oak Creek HOA email address. TaShawn of CAMP indicated that Brand Design, the HOA website designer, was experiencing problems with the HOA email system so our request is on hold for now.

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 7:53 pm (ET).

Next Meeting: Third Tuesday of every month at 6:30 pm. The next meeting is May 26, 2026, at 6:30 pm, due to Yolanda Ricks' travel schedule.