

City Scene Owners' Association

Date: August 23, 2025

To: All Members of City Scene Owners' Association, Inc. ("Association")

From: Board of Directors

Re: **RESULTS OF MEETING AND MEMBERSHIP VOTE ON 2025 SPECIAL ASSESSMENT**

Dear City Scene Owners' Association, Inc. Member:

The Association's Board of Directors ("Board"), after consulting with construction experts, has determined that the work listed below is needed to the Common Area to preserve the structural integrity of the buildings, including the balconies and stairwells, preserve and improve the appearance of the community, as well as the property values and marketability of the units; ensure adequate lighting and comply with California law:

- 1) Structural repairs to three (3) stairwells, one (1) support beam, three (3) railings, and seventy-two (72) balconies, including related engineering and management costs ("Structural Repairs"); and
- 2) Replacement of more than 1,000 exterior light fixtures throughout the community, including the photocell units which automatic activate and deactivate the lights based on daylight levels, as well as the lamp posts in the pool and barbeque areas ("Lighting Replacement").

After conducting significant research into contractors and funding options, the Board asked the membership to vote on whether to impose a special assessment of \$2,281,888.00 (i.e., \$6,832.00 per unit) to fund this work.

On August 14, 2024, by a vote of the Membership, this special assessment was approved. Please see the Report of Inspectors of Election included with this notice.

This Special Assessment is due and payable on October 1, 2025. Payment may be made in the same manner as monthly dues. However, Owners have the option of paying the assessment in the following ways:

In one (1) lump sum payment of \$6,832.00 (per unit) on October 1, 2025 (*preferred*); **or**

Fourteen (14) equal consecutive monthly installment payments of \$488.00 each (per unit), with the first payment due on October 1, 2025, and the final payment due on November 1, 2026.

In the unlikely event that the full amount of this special assessment is not needed for the above-mentioned work, the excess funds will be placed into the Association's reserve account and used to perform other needed Common Area maintenance and repairs.

Should you have any questions regarding this vote, please contact the Association's Community Manager, Kari Swanberg, by phone at (858) 430-5700, or by e-mail at kari@aspm-sd.com.

Sincerely,

The Board of Directors for
City Scene Owners' Association, Inc.

**CITY SCENE OWNERS' ASSOCIATION
REPORT OF INSPECTORS OF ELECTION
SPECIAL ASSESSMENT VOTE**

I, Nicholas Eskey, the appointed Inspector of Election for City Scene Owners' Association, a California, nonprofit, Mutual-Benefit Corporation, hereby submit the following report as of August 14, 2025:

- The number of members in good standing and entitled to vote on matters reported below was 334.
- I reviewed the voter list and all ballots received.
- I have assessed the authenticity, validity, and effect of each ballot.
- I have resolved all challenges and questions that arose in connection with voting rights.

A total of 184 valid signed ballot return envelopes were received, containing 184 ballots. Two ballots were deemed invalid due to multiple votes. To pass the proposed special assessment of \$2,281,888.00 (i.e., \$6,832.00 per unit) to pay for funding of the Association's structural repairs to three (3) stairwells, one (1) support beam, three (3) railings, and seventy-two (72) balconies, including related engineering and management costs ("Structural Repairs"); and the replacement of more than 1,000 exterior light fixtures throughout the community, including the photocell units which automatically activate and deactivate the lights based on daylight levels, as well as the lamp posts in the pool and barbeque areas ("Lighting Replacement"), a majority of the ballots received must vote in favor.

The voting results are as follows:

SPECIAL ASSESSMENT

Yes 116

No 66

The special assessment measure did pass since 116 affirmative votes were received.

I hereby certify and declare that the election and vote were conducted fairly and impartially for all members. I have performed my duties in good faith, to the best of my abilities, and as promptly as possible. The ballot count and the information contained in this report and certificate are accurate to the best of my knowledge.

Nicholas Eskey
Inspector of Elections
Essential Ballot Inc.