

Re: Big Canoe Property Owner / Member Records-Inspection Demand (Auditor Summary letters)

From: Mark Green (mgreen@bigcanoepoa.org)
To: themtnsvoice@aol.com
Cc: sauer@bigcanoepoa.org; tstewart@bigcanoepoa.org
Date: Thursday, August 7, 2025 at 11:25 AM EDT

Mr Hopkins:

On behalf of the Big Canoe POA Board, I am responding to your email regarding your request for the official auditor summary letters for all Big Canoe POA Board of Directors elections held in 2022, 2023, and 2024, including the total vote count received by each candidate in both the Primary and General Elections.

Attached are PDF copies of the Annual Meeting Minutes (along with all related attachments) for 2022, 2023, and 2024, which include the Auditor Letter and the total vote counts for each candidate in the last three elections. Additionally, I have attached the Auditor Letter dated September 20, 2022, detailing the results of the 2022 Primary Election.

Thank you.

Mark Green
Secretary - Big Canoe POA Board of Directors

mgreen@bigcanoepoa.org

713.857.0548

On Aug 1, 2025, at 9:51 PM, themtnsvoice@aol.com wrote:

**Big Canoe Property Owner Member Records-Inspection Demand
(O.C.G.A. § 14-3-1602 Compliant)**

Date: August 02, 2025

To: Mark Green, Corporate Secretary

Big Canoe Property Owners Association, Inc.

cc: Scott Auer, Registered Agent

Big Canoe Property Owners Association, Inc.

12 Wolfscratch Drive; 10586 Big Canoe; Jasper, GA 30143

Email: mgreen@bigcanoepoa.org, sauer@bigcanoepoa.org

Dear Secretary:

Pursuant to O.C.G.A. § 14-3-1602(b) & (c), I hereby demand the opportunity to inspect and copy the Association's corporate records reasonably related to my interests as a member. Specific records requested are:

- *The official Auditor summary letters for all Big Canoe POA Board of Directors elections held in calendar years 2022, 2023, and 2024. As required under Big Canoe Procedure 103.2, each summary letter should contain the total vote count received by each candidate in both Primary and General Elections.*

This request is lawful and proper due to:

- (a) The POA's formally adopted Procedure 103.2 clearly states that the audit firm or agent will produce a vote count summary letter by candidate, which is then attached to the Minutes of the Annual Meeting;
- (b) Under O.C.G.A. § 14-3-1602(e)(2), members have a legal right to inspect Minutes of Member Meetings and attachments thereto;

Proper purpose (§ 1602(c)(2)):

- (c) These records are necessary to confirm that the reported election outcomes match the actual vote totals, and to ensure that no improper advantage is given to candidates with inside access to historic vote data.
- (d) Full vote count transparency allows property owners to better understand the voting trends and community sentiment regarding candidates and their stated platforms.

Format & deadline:

Please furnish the requested records solely by electronic transmission—searchable PDF or scanned document images—delivered via e-mail or secure download link within five (5) business days of receipt of this letter. Because the Association retains these records electronically, this format imposes minimal cost and fully satisfies O.C.G.A. § 14-3-1602(c) (4).

If you believe any portion of the requested records is exempt from disclosure, you must

identify each withheld item and cite the specific statutory basis for nondisclosure, as required by § 1602(g). Absent such citation, failure to produce the requested records within the statutory timeframe will be deemed a denial under § 1602(h).

Thank you for your prompt cooperation.

Sincerely,

David Hopkins
Lot # 4002
10887 Big Canoe; Big Canoe, GA 30143
706-268-2049 / themtnsvoice@aol.com



Annual Meeting 2022.zip
326.4 kB



Annual Meeting 2023.zip
261.8 kB



Annual Meeting 2024.zip
183 kB



Big Canoe Primary Election Letter V9-20-22.pdf
613.4 kB