

IN THE COURT OF COMMON PLEAS OF BUTLER COUNTY,
PENNSYLVANIA

MORaine CAMPLANDS
ASSOCIATION, INC.,

Plaintiff,

v.

CHRIS MOONEY; ZACH GRABOWSKI;
MIKE GRADY; KELLY MCDONALD;
LYNN SMITH and WAYNE
BLUMLING,

Defendants.

CIVIL DIVISION

No.: AD-2025-11084

2026 FEB 18 PM 4:11

PROthonotary's
OFFICE - BUTLER CO.
ENTERED & FILED

CONSENT ORDER OF COURT

AND NOW, this 17 day of February 2026, upon the consent of MORaine
CAMPLANDS ASSOCIATION, INC., Plaintiff, and CHRIS MOONEY, ZACH GRABOWSKI,
MIKE GRADY, KELLY MCDONALD, LYNN SMITH and WAYNE BLUMLING, Defendants,
by and through their respective counsel, it is hereby **ORDERED, ADJUDGED** and **DECREED**
as follows:

1. The Members of Moraine Camplands Association, Inc. (Association) shall conduct a special meeting on March 21, 2026 for the purpose of filling eight (8) open seats on the Association's Board of Directors for the 2025-2026 year (the "2025 Election").
2. The Parties expressly agree to the following procedure for conducting the 2025 election:
 - a. Voting will be conducted exclusively via mail-in ballot.
 - b. Written notification of the election shall be mailed to each member at the current address on file with MCA at least 30 days prior to the election. Members eligible to vote will receive two ballots and instructions for

voting, while members ineligible to vote will receive a notice explaining the basis for their ineligibility.

- c. Notification of the election will be posted on the MCA Facebook page and website at least 30 days prior to the election.
- d. Counsel for MCA will have the ballots printed no later than February 13, 2026. Per Article VII, Section 5 of the Bylaws, the ballots shall:
 - i. Describe the vacancy to be filled;
 - ii. Indicate the names of the nominees who have been verified and accepted per the Bylaws, which are the same persons who were included on the ballot for the August 31, 2025 election; and
 - iii. Space for a write-in vote by members of each section.
- e. Counsel for MCA will prepare the ballots for mailing, and confirm that an envelope has been prepared and postmarked for each member listed on the membership rolls of the MCA as of July 13, 2025. The ballots shall be mailed no later than February 17, 2026.
- f. In accordance with Article VII, Section 6 of the Bylaws, ballots shall be returned to the Secretary of the Board of Directors, in c/o Mike Potochny, Margolis Edelstein, 971 Third Street, Suite 1, Beaver, Pennsylvania 15009 (the "Margolis Office"), and must be received no later than March 20, 2026.
- g. The mail-in ballots shall be placed in a lockbox until election day and kept at the Margolis Office.
- h. Ballots shall be counted by the Secretary at 12:00 p.m. on March 21, 2026 at the Margolis office in the presence of one member of the Board of Directors and one of the defendants. Counsel for both parties will witness the process and verify the results.
- i. The lock will be cut from the ballot box, and the vote count for each section shall commence. The Secretary shall read the votes, and the counts will be tallied by the designated representatives. The vote of any member shall not be disclosed to anyone during this process.
- j. The election count shall be livestreamed to the membership who may silently observe the count.

- k. Pursuant to 15 PA. CONS. STAT. § 5727, the eight successfully elected members shall be seated on March 28, 2026, by unanimous consent in lieu of a special meeting.
3. The ballots shall be numbered for each section (A-H).
4. In the case of ballots evidencing a vote for a write-in candidate, an abbreviation, misspelling or other minor variation in the form of the name of a candidate shall be accepted as a valid vote so long as the intent of the voter is discernible.
5. To the extent that there is a question regarding the intent of the vote, the Party representative (Plaintiff or Defendant) physically present for the March 21, 2026 election may challenge the at-issue ballot.
 - a. In the case of a challenge, the at-issue ballot shall be set aside until the remaining votes are counted. If the at-issue ballot does not materially affect the outcome of the election, it shall be placed with the other numbered ballots in its corresponding Section and preserved for a time designated in the Bylaws;
 - b. If the at-issue ballot materially affects the outcome of the election, the Parties (with their counsel) shall meet in good faith for the purpose of discussing and agreeing on the intent of the voter such that the vote is either counted or set aside; and
 - c. Should the Parties be unable to agree upon the intent of the voter for an at-issue ballot, the challenging party may bring the challenge to the Court at their own expense.
6. The Parties have agreed upon terms for a “Mail-In Ballot General Instructions Sheet” (Instructions) which shall be mailed to members of the Association along with the ballots and Notice of Ineligibility, if applicable. The Instructions have been incorporated herein for reference as **Exhibit A**.
7. Nothing in this Consent Order shall be construed to affect the annual election for the 2026-2027 term, which shall be held in September of 2026, as specified in the Bylaws.

8. This Court's Order dated January 6, 2026, incorporated herein for reference as **Exhibit B**, shall remain in full force and effect until such a time as the winners of the 2025 Election are seated.

BY THE COURT:


