



The Elms Community Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

DO NOT DISCARD THIS PAGE

The perforated stub at the bottom will need to be signed and returned with your ballot.

In addition to this notice, this package contains the following:

1. One Official Ballot
2. One double-window envelope
3. One smaller Secret Ballot envelope

Seabreeze
Lindsey Elizondo
5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

January 5, 2025

The First Annual Meeting of the Members will be held as follows:

Date: February 10, 2025 (All mailed ballots should be received by us by February 9, 2025)
 Time: 4:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/elms)

Physical location to attend the zoom meeting: Seabreeze Management, 5000 Hopyard Road, Suite 310 Pleasanton, CA 94588

This First Annual Meeting of the Members is being held to vote on the election of ONE (1) director. **Although no nominations were received, your bylaws allow nominations to be made from the floor of the meeting. Those who wish to be write-in candidates must be nominated from the floor at the beginning of the meeting.** A vote on IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Elms Community Association bylaws define a quorum as “25%” of the voting power of the association, or 5 members. This quorum requirement is lowered to 20% (4 members) at a reconvened meeting. If quorum is not reached at any meeting, the members in attendance at the meeting may vote to either (a) reconvene the meeting to a later date, or (b) close the meeting without reconvening, meaning no election will take place (this is done via a voice vote of the homeowners present at the meeting). If a meeting is reconvened the deadline for receiving ballots will be extended as well. Please return your ballot so that we can meet quorum!

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections. The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

Detach along perforated line and place this stub in the provided window envelope.
Please make sure that the addresses are showing through the windows.

OWNER SIGN ABOVE (only one owner’s signature is required) **Signature must show through window or ballot will not be counted!**

Seabreeze
Lindsey Elizondo
5000 Hopyard Road, Suite 310
Pleasanton, CA 94588

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the smaller Secret Ballot envelope.
- 3) Insert the sealed Secret Ballot envelope into the window envelope.
- 4) Sign this stub in the left corner **(your ballot will not be counted if you do not sign this stub)**
- 5) Detach and insert this stub into the window envelope, making sure your signature and the addresses are showing through the windows.
- 6) Mail your ballot
(if not provided, make sure you apply postage!)

The Elms Community Association
c/o The HOA Election Guys - TheElmsFILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610