



**The Artani Owners 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
4. One page of candidate statements

*Please note: The candidates are solely responsible for the content in their statements, neither the Association, nor the Inspector of Elections have redacted or edited any of the content in the statements enclosed in this election package.*

Sergei Bokov  
Seabreeze Management  
5000 Hopyard Road Suite 310  
Pleasanton, CA 94588

November 15, 2024

A Meeting of the Members will be held as follows:

Date: December 16, 2024 (All mailed ballots should be received by us by December 15, 2024)  
 Time: 6:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/artani](http://www.TheHOAElectionGuys.com/artani))

**Physical location to attend the zoom meeting:**

**Seabreeze Management – 5000 Hopyard Road, Suite 310, Pleasanton, CA 94588. Please notify the office if you plan to attend.**

This Meeting of the Members is being held to vote on the election of THREE (3) directors. 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 Artani Owners Association bylaws define a quorum as “40%” of the voting power of the association, or 22 members. This quorum requirement is lowered to 20% (11 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](mailto: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!**

Sergei Bokov  
Seabreeze Management  
5000 Hopyard Road Suite 310  
Pleasanton, CA 94588

**The Artani Owners Association**  
c/o The HOA Election Guys - TheArtaniFILE  
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Foothill Ranch, CA 92610

**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!)

## CANDIDATE STATEMENTS

### **Michael Ambrose**

I'm excited to announce my candidacy for a position on the Artani HOA Board of Directors. It has been a privilege to serve on the Board for the past two years, and I'm eager to continue collaborating with my fellow board members, management staff, and residents to enhance our community.

Since moving to the Artani in 2011, I have developed a deep appreciation for what makes our community special. My professional background in Enterprise Systems Management, combined with 28 years at IBM/Kyndyrl, has equipped me with the skills needed to tackle challenges and drive positive change.

I'm committed to fostering open communication, encouraging resident involvement, and ensuring that our community remains a vibrant and welcoming place to live. Together, we can build on our successes and address any challenges that lie ahead.

Thank you for your support, and I look forward to the opportunity to serve you.

### **Ricky Choubey**

Happy to continue to serve the building, with my personal focus on: holding property management accountable, helping residents with their concerns, bring good vendors (e.g. elevator, out best property manager to date!), keeping expenses low (and our building funds high), outreach to Police chief, press and others for Willow to ensure Willow gets a lot of attention.

### **Shannon O Stokes**

I have lived at the Artani since 2021 and have been on the board for the last two years. I have worked closely with the other two board members and our property management as we try to make the best decisions for association at the same time as keeping costs in mind. I'm invested in making our building and neighborhood safer. I am active in neighborhood groups and communicate frequently with city officials about the challenges we are facing. I'm interested in continuing our work to make our building and neighborhood better. We've had a lot of challenges, but I am striving to keep us moving in the right direction.