



The Summit on Sixth Homeowners 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. Three pages 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.

Emanuel Pope
Action Property Management
3223 W. 6th Street
Los Angeles, CA 90020

December 16, 2024

A Meeting of the Members will be held as follows:

Date: January 20, 2025 (All mailed ballots should be received by us by January 19, 2025)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/summiton6th)

Physical location to attend the zoom meeting: The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630)

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Summit on Sixth Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 49 members. This quorum requirement is lowered to 20% (20 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!**

Emanuel Pope
Action Property Management
3223 W. 6th Street
Los Angeles, CA 90020

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c/o The HOA Election Guys - Summit6th_FILE
27472 Portola Pkwy #205-412
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

Marc Goldsmith

Greetings Summit Neighbors:

This is Marc Goldsmith, the current President of The Summit on Sixth HOA. I've been on the Board for the past few years. I'm a real estate attorney currently with my own law practice, and have specialized in representing HOAs since 1990. I'm running for the Board this upcoming Annual Meeting and would like your support.

As an at-large Board member, past Vice-President and now President, I've been largely or partly responsible for a number of developments at the HOA. I helped the HOA adopt the Spectrum bulk internet and cable TV subscription for all residents. I arranged for 37 of our residents to take advantage of the Los Angeles Dept. of Water and Power (LADWP) rebate program for free electric vehicle chargers, and brought on EverCharge to administer all of the electric vehicle chargers at the HOA. I helped bring on All Lites to replace all of our common area fluorescent bulbs and fixtures with LED bulbs and fixtures, using another LADWP rebate program, at an approximate savings to our annual electricity costs of about \$18,000. In 2019 and again in 2022, I helped introduce to residents vendors who installed low-flush toilets in our units for free or at greatly reduced costs, using other LADWP rebate programs. This program has saved our residents money and helped the HOA save money on water bills. I also helped introduce

In light of the multiple rooftop and kitchen sink leaks from 2021, our Board also added the following amenities to the building to enable us to much more quickly detect water leaks and, if necessary, turn off our building's water supply, enable HOA management to gain entry to units more quickly in the event of an emergency, and facilitate much better communication between management and residents: (i) a HandyTrac key storage system for emergency spare keys to each of the 96 units; (ii) BuildingLink management and resident communication software; and (iii) a leak detection system for our rooftop equipment to quickly detect leaks, and more quickly turn off the building's water in strategic locations in the common areas. Recently, our Board retained Pipe Restoration Solutions to begin mechanically cleaning most of our vertical drainpipes which were very clogged and which serve our toilets, washing machines and kitchen sinks. We are hoping this plumbing work will help bring down the price of our very high master property insurance premiums. In addition, starting on October 1, we are replacing Seabreeze Management with Action Property Management, a company that managed our HOA from 2008 through 2014. We believe that Action's in-house engineering staff will provide welcome and cost-effective expertise to our efforts to keep our common areas in good condition. Also, its many cutting edge, user-friendly website features including a portal for members and the Board, and easy to use translation software should greatly improve our abilities to easily retrieve HOA documents and easily follow the status of pending HOA projects.

I encourage all of you to stay involved and share your concerns and constructive criticisms with each other and the Board, because (i) the Board's major decisions can only be improved when the Board has meaningful owners' input, and (ii) as owners, we all have a big stake in the Summit, and we all bear some responsibility for its success. Thank you.

CANDIDATE STATEMENTS

Doeyoung Kim

I moved to Summit Condo on August 2022, so I have been living in my unit for two years and four months. I am not currently on the board.

I am working as a medical doctor at my office in Korea Town.

So far, due to my busy mundane life, I have not paid attention how our condo is doing.

I am seeing the inside the corrido is being renovated now.

I want to learn the condo working ethics and how HOA payment is being used.

Sanghyuk Lee

The summit needs change

I wish to bring change on how we operate and uplift our community

Kyung (Kevin) Pak

I have served as a HOA director for the past 10 years. However, I know Now, Summit on Sixth is in financial crisis & HOA due is too high considering current amenities. So I decided to run for director this time for my last term to bring Summit on Sixth back to normal. I ask for your support.

CANDIDATE STATEMENTS

Gary SeiKyung Oh

Dear Homeowners Association Members,

My name is Gary SeiKyung Oh, and I am honored to have the opportunity to submit my candidacy for the position of Director on our Homeowners Association (HOA) Board. As the Chief Executive Officer of Gen X Clothing Inc., I believe I would be of great benefit to our HOA with my professional expertise and strong commitment to community service.

With over 30 years in retail business, I have developed a comprehensive skill set in leadership, operational management, and financial oversight. I believe these experiences are directly applicable to the role of an HOA director, where active community involvement, financial management, and effective administration are essential.

Thank you for considering my candidacy and I look forward to the opportunity to work amongst fellow board members and residents to advance our community.

Sincerely,
Gary Seikyung Oh
CEO, Gen X Clothing, Inc.
1345 E 16th St.
Los Angeles, California 90021
Tel: (323)727-0005

No statements were provided by these candidates:

Peter Jun
Hyun C Kang (Rep Elia Choi)
Durey Kim