



**The Club Series of Seacliff Homeowners Association**  
 c/o The HOA Election Guys, Inc  
 27472 Portola Pkwy #205-412  
 Foothill Ranch, CA 92610

Cheryl Weepie-Garcia  
 Huntington West Properties, Inc  
 13812 Goldenwest St Ste #100  
 Westminster, CA 92683

**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.*

October 11, 2024

A Meeting of the Members will be held as follows:

Date: November 19, 2024 (All mailed ballots should be received by us by November 18, 2024)  
 Time: 6:00 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/seacliff](http://www.TheHOAElectionGuys.com/seacliff))

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

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 Club Series of Seacliff Homeowners Association bylaws define a quorum as “51%” of the voting power of the association, or 95 members. This quorum requirement is lowered to 20% (38 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!**

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**The Club Series of Seacliff Homeowners Association**  
 c/o The HOA Election Guys - ClubSeriesFILE  
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**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

### **Steffan C Brown**

I have been a homeowner since 2012 and a current one year member of the Board . I am a retired Physician. I enjoyed my year of service and feel like the present Board has worked well together and positively addressed serious issues such as roofing which it has faced. I would be honored to continue as a Board member . I will continue to be available to any member of the community regarding any specific issues of concern. I also encourage other homeowners to volunteer for community committees recently formed. An involved community is a strong community.

### **Brian Dalton**

Having served as President of your HOA Board of Directors during the past year, I understand our challenges and opportunities and look forward to continuing to provide leadership next year to help make our neighborhood a wonderful place to live. I want to make certain that we continue to focus on what matters most, like effectively executing our long-overdue roofing solution which was developed and initiated in 2024. We made great strides towards a long-term roofing solution and now we must make certain we execute properly. I also want to continue to lead via a much more inclusive style - this past year we nearly tripled the number of homeowners that are engaged via HOA committees, and I want to see us continue to transparently move important matters into the hands of many of our fellow homeowners who have the time, talent and motivation to participate. Leaving such matters in the hands of a small group of individuals is not the answer. We also need to continue to diligently focus on fair, affordable, and sustainable solutions that will protect our property value and enable us to enjoy our homes and neighborhood for decades to come. Thank you for your past support and I look forward to another year of creative, fresh approaches and progress! Brian Dalton, MBA and retired aerospace executive.

### **Courtney Gebhart**

I have served on the Board of a Private School in Los Angeles, Los Encinos School as well as President of My HOA for My Condo in West Hollywood, Ca. My Vision and outcome for being on the board is to resolve issues, make decisions and take massive action so that things get done in an efficient, effective and timely manner for all of us who live here and love it here and are part of this community.

## CANDIDATE STATEMENTS

### **Jim Harbin**

I am currently on the Board of Directors and I serve as Chairman of the Roofing Committee. During my time at Club Series Seacliff and during my term on this Board of Directors, I have been tremendously impressed with the integrity and talent of the people that live in this community. I believe that I played a vital role in moving forward with our roofing project with the passionate help of many of your neighbors.

I am a Certified Fraud Examiner and an attorney. My entire life has been spent in public service as a Federal Law Enforcement Officer and currently as a contractor for the California Department of Justice. I believe my educational and work experience has helped this community during the past year and ask you to give me the opportunity to provide further service to our homeowner association.

### **Ameer Moussa**

Having been a proud member of our community for over a decade, I've witnessed firsthand its growth and evolution. As a dedicated doctor, safety and community are paramount to me. If elected to the Board of Directors, I pledge to uphold the core values that make our community great, fostering its continued prosperity and unity. Let's work together to ensure a bright future for all residents.

### **Donna Yzabal**

My name is Donna Yzabal, and since 2017, I've proudly called The Club Series my home. With two terms on the Community Board and six terms on the Club Series Board, my dedication to our neighborhood runs deep. As the owner of an Escrow Business for over 20 years, I bring not only a passion for community but also a wealth of professional experience to the table.

I am committed to fostering a friendly and inclusive environment where every resident's voice is heard. Over the past six years on the board, I have learned firsthand the importance of accountability and diligence in serving our community. I believe in proactive communication, which is why I advocate for monthly board meetings and regular newsletters to keep everyone informed and engaged.

I am enthusiastic about collaborating with our board and residents to address our community's needs effectively. Together, we can ensure a prosperous 2025 and beyond. Your vote is an endorsement of my promise to serve with relevance, professionalism, dedication, passion, and accountability. Let's make our neighborhood an even better place to call home.

## CANDIDATE STATEMENTS

### Dana Lange

Dana Lange Candidate Statement: Seacliff on the Greens Club Series Board

I've lived in the beautiful Seacliff on the Greens as part of the CLUB SERIES for more than eight years, ever since I convinced my husband that this was the best place to live. For the last three years, it's been my honor to serve on the CLUB SERIES HOA Board and for two years also representing that board on the Main Community Board, which oversees common issues affecting all five sub-associations. I am honored to serve as your steward and strive for continuing improvement in the safety, security, and appearance here, protecting everyone's investments in their homes. Because the landscaping was one of the things that first attracted me to Seacliff, I'm proud of the work we've done on both our local and main community landscaping, including upgrades to the Palm and Seapoint gate areas, improvements to the gate system (still a work in progress!) and improving security and access to the community, all while carefully controlling the costs involved. I am an active member of the Landscape and Access Committees.

I have six years of experience as a former executive director of a non-profit, which included managing the care of over a thousand members, and a full calendar of events, classes, and facilities. My more than 20 years of volunteer work in the non-profit educational space and more than 15 years as a personal empowerment coach have given me a unique outlook and a wide range of experiences. Not to mention raising two terrific kids as a single parent!

I'm proud of what's been accomplished here: In the past three years we have completed the improvements on the rails, fencing, paint, and pool as well as this year's decisions and work on the badly needed reroofing project that has already begun. Based on the success of our outstanding roofing committee we have encouraged more homeowners to get involved in committees.

I know there is much more for our Board to do while also working to make every dollar of the budget as efficient and effective as possible. We've seen how rapidly changing technologies, weather changes, and rising costs affect us all and bring new challenges. I know our beautiful but mature landscape will need protection for the future and hope to create a written plan for further community discussion.

I would be honored to continue representing all the people of our community, to improve and protect our safety, security, and investments.

I do volunteer work because I want to contribute, and I believe working together creates results beyond what can be accomplished alone. I deeply appreciate your support and encouragement.

I work hard for you; I hope you will vote for me.