



Branford Village, Inc.
 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

Allen Archibeque Jr
 PMP Management
 515 Marin Street Suite 404
 Thousand Oaks, CA 91360

October 8, 2024

A Meeting of the Members will be held as follows:

Date: November 12, 2024 (All mailed ballots should be received by us by November 11, 2024)
 Time: 5:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/branford)

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 TWO (2) directors. There are five positions scheduled for election this year, but as there are only two candidates and your bylaws do not permit write-in candidates, this election will be for two directors. Per your Bylaws 5.02b, the top-vote getter will serve a four-year term while the remaining directors will serve a one-year term. 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 Branford Village, Inc. bylaws define a quorum as “a majority” of the voting power of the association, or 63 members. This quorum requirement is lowered to 20% (25 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!**

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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

Mae Lee

I have been in the board since 2022. I assisted HOA clubhouse walkthrough, assisted the committee/team. I am a mother, and work at home Software Engineer. I would like help maintain an affordable HOA bill and have peaceful environment for the community. I hope to learn more, serve my neighbors, and give support to the community. I regularly attended the meetings and served.

Sean Marchetti

My name is Sean Marchetti, and I have been a proud member of our homeowners association for 1 year. As a Senior Creative Producer with over a decade of experience in the film and media industry and the founder of Marchetti LLC, I bring a wealth of leadership and creative problem-solving skills to the table. I hold a Bachelor of Science degree in Digital Film and Video Production from the Art Institute of California. Additionally, I am a father of two wonderful children, a teenage boy who attends Hollywood High School and a little girl who will be starting her first year of school in August, which deepens my commitment to creating a safe and nurturing environment for all families in our community.

Before moving to Los Angeles in 2019, I served as a board member at my previous residence in San Francisco for 5 years. This experience has given me valuable insights into the responsibilities and challenges of serving on a homeowners association board.

My vision for our association is to foster a strong, connected, and vibrant community that values transparency, inclusivity, and active participation. I regularly attend board meetings, demonstrating my dedication and commitment to our association, and I am well-versed in the issues and opportunities we face.

As a board member, I aim to bring fresh perspectives and creative solutions to enhance communication, improve community amenities, and ensure fiscal responsibility. My extensive experience leading teams and managing projects in my professional career, along with my involvement in various community initiatives and non-profit organizations, has equipped me with the necessary leadership and collaborative skills.

I am excited about the opportunity to contribute to our community and look forward to working together to achieve our common goals. Thank you for considering my candidacy for the board of directors.

Sean Marchetti