



Normandale 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
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

Natalie Merrow
Keystone
240 Commerce, Suite 200
Irvine, CA 92602

December 5, 2024

A Special Meeting of the Members will be held as follows:

Date: January 9, 2025 (All mailed ballots should be received by us by January 8, 2025)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/normandale)

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

This Special Meeting of the Members is being held to vote on the recall of three directors on the board of directors: Julia Traiano, George Li, and Rafael Jully.

- Should the recall PASS for any 1, 2, or 3 directors, we will then be electing an equal number of replacement directors to fill their spots
- Should the recall FAIL to pass, each board member will retain their seats for their originally elected terms

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

The Normandale Community Association bylaws define a quorum as "51%" of the voting power of the association, or 77 members. This quorum requirement is lowered to 25% (38 members) at a reconvened meeting.

For the recall to be approved, section 4.08 of the bylaws requires the affirmative vote of Members representing a majority of a quorum of Members. However, because the bylaws allow cumulative voting, if at least 26 votes are cast against the removal of any director, the recall of that director will fail even if a majority of members otherwise approve.

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!**

Natalie Merrow
Keystone
240 Commerce, Suite 200
Irvine, CA 92602

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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

Frank Deni

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

I AM AN ORIGINAL HOMEOWNER AND HAVE SERVED ON 2 PREVIOUS BOARDS FOR NORMANDALE. I HAVE A STRONG PASSION TO WORK FOR THE BETTERMENT OF OUR COMMUNITY AND HONESTLY SERVE TO HOA.

WHAT IS YOUR BACKGROUND?

I AM A FORMER EXECUTIVE AT BOEING AND CHRYSLER. I FULLY UNDERSTAND BUDGETS, FINANCE, AND HOA LAW AS DEFINED BY THE DAVIS-STERLING ACT.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

MY PRIORITIES ARE ASSURE THE PROPER USE OF FUNDS, MAINTAIN THE COMMON AREAS THAT REFLECT PRIDE IN OUR COMMUNITY, ASSURE THAT THE BUDGET AND RESERVE COVERS OUR ANNUAL NEEDS AND FUTURE REPLACEMENT OF OUR ASSETS. I WANT TO ASSURE HOMEOWNERS THAT THEIR VOICE WILL BE HEARD. I WANT TO ASSURE THAT OUR HOME VALUES APPRECIATE

CANDIDATE STATEMENTS

Debora Miller

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

Avert from "not enough" directors on the association board
Use my experience and knowledge for the
betterment of community;

WHAT IS YOUR BACKGROUND?

I am retired from So. CA. Marine Assn. and have the
time to serve and have served 2 previous terms

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH
DURING YOUR TERM OF OFFICE?

To bring back in person board meetings,
where homeowners are welcomed and
responded to. To insure our dues are
spent wisely and add transparency
back to board actions.

CANDIDATE STATEMENTS

Barbara Morini

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

As a retiree, and a homeowner since 2001, I believe I have the time to devote serving our community. I started attending Board meetings at the end of last year in the hopes of better understanding the budget and financials. Since that time, I have more questions and have become increasingly frustrated by the way the meetings are facilitated with little feedback or follow up to homeowner inquiries and concerns. I would like to see more transparency and mutual respect between the Board and homeowners.

WHAT IS YOUR BACKGROUND?

My background includes over thirty years in school district fiscal administration where my emphasis was budgeting, accounting, and financial compliance oversight which included federal, state and local audits. I served twenty-eight years in SVUSD and left in 2017 as Director of Fiscal Services. I finished my career in Huntington Beach Union High School District as a CBO in December 2022.

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

I love our community and would like to foster a more collaborative relationship between the Board and homeowners. I hope to encourage more people to attend our monthly meetings and would like more information shared in regard to community concerns, financials and local events. The Normandale Heights Facebook page is informational, but Board meeting attendance is where one really understands the dynamics of the Board. These meetings should be a platform where civility and respect are expected, and all are heard and welcome. It is understandable to not have all the answers when questioned during a meeting, but it is unacceptable to not provide follow up and accountability. My focus would be in fostering relationships and ensuring we are fiscally healthy and our reserve expenditures are sufficient to keep our community safe, solvent and well maintained. I envision creating a more cohesive community where others may like to take ownership by serving on committees whether they be landscaping, financial, social, or otherwise.