



11811 Kiowa 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. 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.

Cardinal - Peter Ryan
1260 Huntington Dr. #104
S. Pasadena, CA 91030

December 9, 2024

A Meeting of the Members will be held as follows:

Date: January 13, 2025 (All mailed ballots should be received by us by January 12, 2025)
 Time: 10:00 AM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/kiowa)

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 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 11811 Kiowa Homeowners Association bylaws define a quorum as "greater than 50%" of the voting power of the association, or 5 members. This quorum requirement is lowered to 20% (2 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!**

Cardinal - Peter Ryan
1260 Huntington Dr. #104
S. Pasadena, CA 91030

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!)

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CANDIDATE STATEMENTS

Ryan Clements

Hello, neighbors!

It's my pleasure to formally run for election to our HOA Board. Hopefully all of you know me by now; I've been serving as an interim Board Member since May of last year.

Like many of you, this building is our home, and one that I'm committed to improving to ensure its longevity and value for all of us. To that end, I firmly believe in the power of communication. I want everyone to know what's happening in our association and how our investment can go towards improving the quality of the building as a whole.

We have every reason to be a world-class condo in the Brentwood area, and with a little bit of work (or, realistically, a lot of work), we can overcome the challenges of deferred maintenance and achieve the level of quality that our homes deserve.

Thank you for your consideration!

Steve Hyman

I have been a member of the association for almost 3 years. My profession is as a financial advisor, so my strength is helping to find solutions to our issues in a fiscally responsible manner.

As a board member, I would like to help upgrade the exterior of the building including the garden and try to not let improvements go unattended as they seem to have been since we purchased our unit. My feeling is that we need to keep the common areas updated so that we enhance the value of each of our units.

This would be the first time I would serve on a board.

Grant Newman

I am a current member of the HOA Board and have been for the past two years. During my tenure we have worked to improve relations across the resident community while also balancing financial responsibility and pursuing needed repairs and property enhancements. I would like to continue being part of the HOA board as we further advance these efforts.