



Huntington Marina Association

c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Seabreeze- Elizabeth Terry
26840 Aliso Viejo Parkway, Ste. 100
Aliso Viejo, CA 92656

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 double-sided 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

October 18, 2024

A Meeting of the Members will be held as follows:

Date: November 19, 2024
Time: 7:00 PM
Location: Simple Green Headquarters

All mailed ballots should be received by us by November 18, 2024.

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 Huntington Marina Association bylaws define a quorum as “a majority” of the voting power of the association, or 50 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!**

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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
(Additional statements on reverse)

Peter Belcher

My wife and I have been homeowners in Huntington Marina for approximately 14 years and I have lived in the Huntington Beach area most of my life. I am a Partner and Chief Financial Officer at Avenida Partners where we develop age restricted senior apartment communities throughout the country. I have spent my career in real estate development & finance. I have enjoyed serving on the HMA Board these past years and would appreciate your support so that I can continue. I enjoy working with my fellow homeowners to create a pleasant, safe environment for all residents. I believe logic, fairness and a calm demeanor are my greatest assets.

Thanks,

Pete

Alan Murphy

My wife and I have lived in Huntington Marina since 1998. I previously served on the Board and had a leadership role in updating budget processes, creating a realistic assessment of future capital improvement needs and making the Board more responsive to member needs. I retired several years ago but believe my work experience provides skills that would be of benefit to the association. When I retired I was the Managing Director of John Wayne Airport responsible for all development and operations of the airport with an annual budget of approximately \$250 million and managed a staff of employees and contract staff of over 500. The association is going through a period of transition for which the end result is unclear. I believe I can help resolve the current issues and get us to a point where association needs are being accomplished in a straight forward and business like manner. Thank you for your consideration.

Jay Risher

Having been on the Hunting Marina Board the past three years, I again ask for your vote. I would like to continue to move forward on improving our community!

CANDIDATE STATEMENTS
(Additional statements on reverse)

Tony Tate

Born and raised in HB, we moved into the community 2016. I have been on the board the last couple years (attending all meetings) and would like to continue to develop systems around the association that protect our owners while improving our environment.

Russ Turk

I have owned and lived full time in my Huntington Marina condo for the last 28 years and served on the Huntington Marina Association board for about 10 of those. Board accomplishments during the years I served include: developing and implementing a fully funded 25 year reserve plan in 2007, re-plumbing water supply lines beginning in 2007 to prevent additional in-slab leaks, replacing the roof with a membrane-type material significantly reducing damage to units from leaks in 2010, replacing asphalt for Mariner Dr and the carports in 2012. I rejoined the board in 2024 and am currently serving as Vice President. As a recent retiree, I'm putting my experience with material selection and capital improvement projects from my engineering career to work for the association. I'm pretty attached to this place and, with any luck, will live here for many more years. My goal as a board member would be to assure we're thinking long term in the decisions we make.

Bruce Lewis

No statement was provided by this candidate.