



North Coast Village Condominium 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

September 26, 2024

Tim Peckham
North Coast Village
999 N. Pacific St HOA Office
Oceanside, CA 92054

A Meeting of the Members will be held as follows:

Date: November 9, 2024
 Time: 10:00 AM (Sign-in will begin at 9:45 AM. Polls will close at 10:15 AM)
 Location: The Clubhouse (Party Room), 999 N. Pacific St. Oceanside, CA 92054

This Meeting of the Members is being held to vote on the election of TWO (2) directors, each to serve a term of two years. An organizational meeting of the directors will be held immediately after this membership meeting.

You may vote at the meeting in person or vote by mail using the enclosed ballot. All ballots must be received by us no later than 10:15 AM Saturday, November 9, 2024. You are encouraged to **return your ballot now** even if you plan to attend the meeting.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting. The North Coast Village Condominium Association bylaws define a quorum as "a majority" of the voting power of the association, or 276 members. If quorum is not met, the requirement is lowered to 20% (110 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 multiple units, please fill out a ballot for each unit and mail separately.

If you have any questions, please do not hesitate to contact your General Manager Tim Peckham at 760-757-3328 ext.14 or by email at Tim@ncvhoa.com. You may also contact your association's Inspector of Elections: The HOA Election Guys, Inc (888) 380-3332 or by email: 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!**

Tim Peckham
North Coast Village
999 N. Pacific St HOA Office
Oceanside, CA 92054

North Coast Village Condominium Association

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

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

Robert Bussell

No statement was provided by this candidate.

Jason Rubel

Thank you for taking the time to read my candidate statement. My family and I have been owners at North Coast Village for over 20 years. I think NCV is a great place to live, vacation, and enjoy. Previous and current boards have done a great job maintaining NCV for all of us. I am seeking a position on the board to offer new ideas and fresh perspectives and to build upon what has already been accomplished. I am running to help my fellow owners maintain the value of their investments, keep NCV fiscally responsible, and allow NCV to flourish as the gem that it is.

I am an attorney, so I have legal skills, education, and a broad base of knowledge.

I was a member and president of a condominium HOA in the past, so I know how they function, what the duties entail, and how to work to improve an HOA.

My vision for HOA is to provide a safe, fiscally prudent, and well-maintained environment for the benefit of the owners and all stakeholders of North Coast Village. I can accomplish this by working with other board members, listening to all the owners, and using my legal skills, common sense, and experience to their fullest.

I am asking for all your votes. Thank you for your consideration.

Disclaimer -- Under Corporations Code Section 7525, neither the Association nor anyone acting on its behalf may be held liable for any material supplied by a Board candidate for mailing by the Association, but a candidate shall be held liable for any damage caused by such material.

RESUME/QUALIFICATIONS

Neil G. Anderson

I am a retired US Marine Corps LDO Major, and have owned at North Coast Village for 27 years. NCV is my year-round home. Some years ago, I recently retired from my second career. I have served on your Board for the last eight years, two as your VP and almost the last six as your President. I intend to continue to manage and improve the appropriate committees for the benefit of all the owners. I offer leadership, dependability, integrity, and patience. My skillset is tailor made for leading your board for the near term. I ask for your vote and support. It is my intention to continue in my role and focusing the Board and owners on relevant issues pertaining to our Resort.

Background & Education –

I have a BS in Business Management (with honors) from Park University, as well as degrees in Accounting, and Golf Complex Operations and Management. Couple this with my having attended Law School, and my varied educational background allows me to offer a special kind of assistance to you here at NCV. I spent 25 years in the US Marine Corps with 7 combat tours including two in Somalia and three in Iraq. With my leadership skills, I managed as many as 386 personnel, and negotiated multi-million dollar contracts in the US and overseas. I am semi-fluent in Spanish, and am a lifetime member of Veterans of Foreign Wars and Disabled American Veterans. I formerly served on The Board of Directors for Less than 1% [a 501 (c) (3)] Veteran's Support Organization), and am trained in Golf Course Financial Management and Analysis, which is somewhat similar to homeowner association accounting.

I continue to have strong concerns about keeping our homeowner association fees as low as possible. With the advent of skyrocketing cost increases in water, labor costs, electricity, materials, refuse pick-up, fire support systems, insurance costs, and legal expenditures, we are all facing HOA dues increases. These increases are benefiting our reserve accounts to some degree, but not to the level at which we need them. We are presently at around 13% and need to be in excess of 40%. These increases cost money and we need to collectively plan for this if our future as the most beautiful resort in Southern California is to continue.

We are in a time of exceedingly high inflation and increasing unavoidable costs. I would like to continue to make sure that our reserve account is adequately funded so that we won't be surprised with a large special assessment when it comes time for special projects. I would also like to improve Owner communication with Management and the Board so that owners living near where major HOA projects are planned are given notice and the opportunity to participate in developing designs, and setting the schedules, for the work to be accomplished.

If re-elected to the board, I plan to work harder for all owners to control costs while trying to make sure that this beautiful condo complex continues to be well maintained. We are in trying times and my continued participation as your Board member makes the transition from yesterday to tomorrow just a little bit easier as I am completely up to date on all matters pertaining to our budget and our management. I thank you in advance for your support.

Respectfully submitted,
Neil Anderson

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JAY MOULTON

Background – My wife and I have owned at NCV since 2014. I was appointed chair of the Technology Task Force (TTF) which I have been a member since its inception. I have also served previously on a Board of Directors for a 46-unit single family residential community in San Marcos for ten years (president for eight). **I am asking for your votes to appoint me to the Board of Directors for the 2024-2026 term!**

Personal - My wife and I bought at North Coast Village (G300) in 2014 & (B300) in 2017 and have enjoyed them as a personal get-away, short term rental, and place to relax while enjoying the beach and amenities of the complex. We have a 33-year-old daughter (who owned B313 from 2016-2018) and a 27-year-old son with one grandson (18-months-old) who loves the pool and the beach. My wife and I own a business in the wireless industry. We have been in business now for 20 years. Our primary residence is in San Marcos.

Professional - I hold a BS degree in Electrical Engineering and an MBA degree from Chapman University. I have worked as an electrical engineer in the power supply, computer and wireless industries for over 40 years. I have held leadership roles as a professional manager in all the organizations I have worked in the past. I have made multiple presentations at conferences all around the world regarding my expertise in regulatory requirements more recently discussing specifically Specific Absorption Rate (SAR). I have in the past been responsible to ensure products would meet the National Electrical Code (NEC) and local electrical codes. I also grew up building on to the house that my family lived as my father was a general contractor. I learned all the requirements needed to construct a home to meet all codes. My past experiences uniquely qualify me to evaluate financial and technical aspects of construction, structures and technical equipment.

Ownership Experience – I have been a regular attendee at HOA Board of Directors meetings, now serving as Member-at-Large on the Board of Directors (recently appointed to fill position for Dean Sandri) and chair of the TTF. While on the TTF, I have worked to achieve technical guidance to manage the Cox Wi-Fi transition which provided superior Wi-Fi service at a fraction of the individual membership cost and working now to complete the camera system for the security guards. The TTF is also working to determine the feasibility of vehicle charging stations at NCV and the possibility of a pay for parking in the 24 hour spots to help increase NCV revenues.

My Stand - I am in favor of maintaining and continually improving the complex to ensure the continued growth in the investment for all members. I believe that we have an excellent staff that is doing a fantastic job keeping our 50-year-old complex in great shape while keeping the cost down for all members. I am in favor of continually increasing the reserve account. I support doing special assessments, if necessary, throughout the years to achieve this goal. With a low reserve, a major issue could come up and require a much larger assessment to cover the cost which is not what I want to see happen. My goal is to try to spread that cost out over many years rather than all in one year. As an engineer familiar with construction, management, project budgets and experience with service to NCV and other HOA Boards, I think I am the right candidate for the position.

Thank You! - Thank you in advance for your support and positive vote! I look forward to working for and with each and every one of you! I can be reached at 760-419-5522 or jimmoulton@cox.net should you have any questions.