

promenade

A T S P E C T R U M

August 04, 2023

To: Owners at Promenade at Spectrum Homeowners Association

Re: **Official Notice of Annual Meeting of Members and Election of Directors**

The Annual Meeting of Members will be held as follows:

Date: Thursday, September 07, 2023

5:45 PM Registration

6:00 PM Call to Order

Location: Virtual as Described Below:

Join The Virtual Meeting from your Computer, Tablet or Smartphone:

<https://us02web.zoom.us/join> - Meeting ID: 865 4424 9552 - Passcode: 830098

Dial In: (669) 444-9171 - Meeting ID: 865 4424 9552 - Passcode: 830098

Enclosed with this notice is the information regarding your Annual Meeting and Election of Directors. Please read the information carefully before completing your Ballot and Envelope #2 - return envelope. Any errors may disqualify your ballot. Failure to sign Envelope #2 will also disqualify your ballot.

Enclosed with this notice are the following:

- ✓ Agenda for the Meeting
- ✓ Election and Voting Information from The Inspectors of Election, LLC (TIE)
- ✓ Candidate Information Statements*
- ✓ An Official Ballot for the Election of Directors
- ✓ A "Secret Ballot Envelope" (#1)
- ✓ A Ballot Return/Registration Envelope (#2)

* - The candidates are solely responsible for the content in their statements. Neither the Association nor The Inspectors of Election have redacted or edited any of the content in the statements enclosed in this election package.

Please feel free to contact Brad Maroney, (brad@howertonmanagement.com) with any questions on the Association's information. Please direct any questions about the election process or the enclosed balloting information to The Inspectors of Election at 888-211-5332 or info@theinspectorsofelection.com.

We look forward to seeing you at the Annual Meeting on Thursday, September 07, 2023.

Brad Maroney, Association Manager
On Behalf of the Board of Directors

promenade

A T S P E C T R U M

**Annual Meeting of Members
Thursday, September 07, 2023**

AGENDA

Registration

5:45 PM – 6:00 PM

1. Close of Registration & Call to Order by the President
2. Introduction of Appointed Inspectors of Election
3. Quorum determination by the Inspector of Election
4. Close of Polls and Counting of Ballots – Inspector of Election
5. Introduction of Current Board
6. Introduction of Candidates for Board
7. Approve Minutes – Prior Annual Meeting
8. Any other matter that may lawfully be brought before the Members
9. Election Outcome by Inspector of Election
10. Adjournment

6:00 PM

7:00 PM *

* Adjournment will occur following the counting of the ballots
and announcement of the results of the voting.

NOTICE OF THE ORGANIZATIONAL MEETING OF BOARD

A Board of Directors organizational meeting may be held immediately following
adjournment of the Annual Meeting for the following purposes:
Election of Officers & Schedule First Regularly Scheduled Meeting of the New Board.

The process of conducting elections in Common Interest Developments (CIDs) in California is controlled under Civil Code Sections §5100-5145. The procedure for voting is conducted in a process modeled after the absentee ballot process used by California counties. As it is with that process, there is to be no identification on the ballot you will be submitting that might identify the voter. The process is to be overseen by an independent third-party inspector of elections. Your Board of Directors has selected **The Inspectors of Election (TIE)** to provide that function for this election cycle.

The quorum for holding a membership meeting is at least 25% of the Association's eligible voting power. All properly submitted ballots will count towards the quorum requirement.

Your bylaws do not allow for cumulative voting. You have five (5) open positions, which provide each unit with five (5) votes in this election. The three (3) candidates receiving the highest number of votes will be elected to a two-year term. The two (2) candidates receiving the next highest number of votes will be elected to a one-year term. In the event of a tie vote between candidates for the final position, the tying candidates may concede to one another, agree to allow for a flip of the coin to determine the outcome, or if neither of these is agreed to by all parties involved, a Run-Off Election will need to be held.

If more than one individual owns a unit, while each is a member of the association, there is only one ballot for each unit and the members need to agree, collectively, how to cast the vote for the unit on the single ballot. The Ballot Return / Registration envelope (#2) must be signed by at least one owner of record. Owners of multiple lots/units will be provided a single ballot and envelope set for each lot/unit owned. Each ballot must be returned in its individual envelope set and signed.

The Civil Code (§5100-5145) is very specific about how the ballot and voting **must** be completed. If you do not follow the directions, your ballots may not be counted. The process is as follows:

1. Complete your voting on the Official Ballot in the packet. **Use only black or blue ink. Please see back of ballot for complete ballot instructions.**
2. Place your completed Official Ballot in the yellow Secret Ballot Envelope #1 and seal it.
3. Place the Secret Ballot Envelope #1 in the Registration Envelope #2 that has been preprinted with your name and unit address. **Be sure to confirm your name and property address and complete by signing your name. If you do not sign as indicated, we will not be able to count your ballot.**
4. Return your completed Registration Envelope. It is pre-addressed to TIE *and return postage has been added for your convenience*. To ensure your ballot is counted please make sure it is received by TIE by mail no later than **5:00 PM on Tuesday, September 05, 2023**. Alternatively, you may hand deliver your ballot in its completed envelope set to The Inspectors of Election office during normal business hours at 2794 Loker Ave W, Suite 104, Carlsbad, CA 92010 prior to the close of polls as noted on the agenda.

You are encouraged to complete the ballot now and mail it to TIE. If you have lost or destroyed your ballot, you can contact The Inspectors of Election at 888-211-5332 or info@theinspectorsofelection.com before the meeting to arrange for a replacement.

TIE's responsibility in this process is to provide this election package to each owner in good standing; receive the returned Registration Envelopes containing your Official Ballot; register them to establish a quorum to count the votes; present all unopened Ballot Envelopes at the Annual Meeting; open the Registration and Ballot Envelopes and tabulate the results. TIE will then certify the voting/election results and provide them to your Board of Directors.

How can you help? Do not wait for the last minute to complete your voting. Set a goal to complete and return your ballot within five (5) days of receiving this package.

Your ballot is needed to meet the quorum requirement. Please return it even if you do not wish to vote in the election. The holding of a second meeting to meet quorum is expensive for the Association.

We thank you for your cooperation and participation in this voting event.

Kurtis Peterson, CMCA
The Inspectors of Election, LLC

PROMENADE AT SPECTRUM HOMEOWNERS ASSOCIATION

Candidate Statement - September 07, 2023 - Election of Directors

To be included in the mailing as a candidate, your statement must be received as noted below no later than 5:00 PM on Monday, June 26, 2023. The information provided herein will be presented to the members in the official election materials exactly as provided to The Inspectors of Election (TIE). Candidate Statements will be limited to a single-sided 8½" x 11" sheet of paper for distribution to the membership. It is the responsibility of the candidate to confirm with The Inspectors of Election that their candidate statement has been received by the deadline.

Name: Jon Haack Unit Address: 8823 Lightwave Ave

How long have you been an **owner on title** at **Promenade at Spectrum HOA**? 15 years

Why are you seeking election to the Board?

I am seeking reelection to the board to make sure we fully maintain the community while remaining fiscally responsible.

Prior Board Experience:

I am currently a board member and have served for the last 13 years. During my time on the board I helped reduced our overall expenses while continuing to maintain the community. I also worked on an agreement for the shared rec facility to equitably share expenses and was reimbursed for extra expenses previously incurred.

Related Work / Volunteer Experience:

I work as a technical project manager. I currently manage \$50 million worth of engineering projects per year. I have degrees in Mechanical engineering and a Masters in Aerospace Engineering.

Other Information Relative to your Candidacy:

The completion of this form signifies that you are eligible to serve as a Board Member. Eligibility requires that you are a current member of Promenade at Spectrum Homeowners Association and fulfill the requirements to obtain the position of a Board Member as defined in State, Civil and Corporations Codes and the Promenade at Spectrum Homeowners Association Governing Documents and Election Rules.

Return this form to: **The Inspectors of Election (TIE)**
Via Email: **info@theinspectorsofelection.com (PREFERRED METHOD)**
Via Mail: 2794 Loker Ave W, Suite 104, Carlsbad, CA 92010

Deadline: **Monday, June 26, 2023 at 5:00 PM**

PROMENADE AT SPECTRUM HOMEOWNERS ASSOCIATION

Candidate Statement - Thursday, September 7, 2023 - Election of Directors

To be included in the mailing as a candidate, your statement must be received as noted below no later than 5:00 PM on Monday, June 26, 2023. The information provided herein will be presented to the members in the official election materials exactly as provided to The Inspectors of Election (TIE). Candidate Statements will be limited to a single-sided 8½" x 11" sheet of paper for distribution to the membership. It is the responsibility of the candidate to confirm with The Inspectors of Election that their candidate statement has been received by the deadline.

Name: bill james Unit Address: 8804 promenade north pl, sd 92123

How long have you been an owner on title at Promenade at Spectrum HOA? 10/2007

Why are you seeking election to the Board?

I am seeking to be part of a group that is interested keeping our Promenade community well-maintained, safe, and thriving through planning and managing our resources in an efficient manner.

Another of my goals is to always ensure Promenade retains the most qualified and cost-effective vendors and subcontractors – and personally checking their work, whenever possible.

Prior Board Experience:

Served several terms on the Board of Directors for Promenade at Spectrum.

Related Work / Volunteer Experience:

Current committee member – and prior board member – for several terms on the San Diego Spectrum Owners Master Association Board of Directors representing the interests of **residents** in the Greater Spectrum area.

Other Information Relative to your Candidacy:

The completion of this form signifies that you are eligible to serve as a Board Member. Eligibility requires that you are a current member of Promenade at Spectrum Homeowners Association and fulfill the requirements to obtain the position of a Board Member as defined in State, Civil and Corporations Codes and the Promenade at Spectrum Homeowners Association Governing Documents and Election Rules.

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Candidate Statement - Thursday, September 7, 2023 - Election of Directors

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Name: Jason Koo

Unit Address: 8807 Promenade North Place

How long have you been an **owner on title** at **Promenade at Spectrum HOA**? 8 Years

Why are you seeking election to the Board?

The Promenade community holds a special place in the hearts of my family and me. Our children took their first steps here and throughout the challenging times of the pandemic, our neighbors showered us with support. The love and gratitude we have for this community is beyond words. I am personally committed to fostering a clean and safe environment for all our families. By serving on the board, I can contribute to both preserving and improving the quality of our neighborhood, ensuring it remains a haven where we can all continue to thrive together.

Prior Board Experience:

Over the past year, I have taken on the role of an emergency board member, consistently attending monthly HOA meetings, actively participating in board-related activities, and now spearheading a renewed project to replace the carpeting in all community stairwells.

Related Work / Volunteer Experience:

At a software technology company I manage a small team, overseeing the planning and execution of quarterly goals. I've been a home owner for many years, and also assist fellow owners in interacting with contractors by determining requirements, gathering quotes, overseeing work, and providing support during final inspections.

Other Information Relative to your Candidacy:

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PROMENADE AT SPECTRUM HOMEOWNERS ASSOCIATION

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Name: PAUL WOO Unit Address: 8836 PROMENADE NORTH PLAC.

How long have you been an owner on title at Promenade at Spectrum HOA? 10 YEARS

Why are you seeking election to the Board?

TO SUPPORT AND ASSIST OTHER BOARD MEMBERS
TO MAINTAIN A SAFE AND QUALITY ENVIRONMENT AT
THE PROMENADE AND ENSURE FISCAL RESPONSIBILITY.

Prior Board Experience:

CURRENT PROMENADE BOARD MEMBER
FORMER WATERMARK BOARD MEMBER

Related Work / Volunteer Experience:

EXPERIENCE IN HOME CONSTRUCTION

Other Information Relative to your Candidacy:

BUSINESS MANAGEMENT & ACCOUNTING DEGREE AT SDSU

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