

**Mystic Pointe Neighborhood Association**

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

David Hulsey
Huntington West
13812 Goldenwest Street Ste 100 PO BOX 1098
Westminster, CA 92684

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. Two double-sided 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.

August 5, 2026

A Meeting of the Members will be held as follows:

Date: September 9, 2026 (All mailed ballots must be received by us by September 8, 2026)
Time: 5:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/mystic)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Mystic Pointe Neighborhood Association bylaws define a quorum as “25%” of the voting power of the association, or 17 members. This quorum requirement is lowered to 20% (13 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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Westminster, CA 92684

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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

Margarita Burk

Dear Friends, Neighbors, Investors;

My name is **Margarita (Rita) Burk**, and Mystic Pointe has been my home for 22 years. I am well suited for service on your Board because of my extensive experience in real estate management. I care immensely about our community; in my previous tenure as Treasurer of Mystic Pointe, I recovered \$165,000.00, which would have been lost without my oversight. I renegotiated the property management contract and reduced our base cost by 50% resulting in the member's assessment dues building our reserve funds to 75%. I recouped \$30,000.00 in the form of the Landscaping vendor's credit. I inspected common area weekly to insure plants are free of pests and mold; irrigation works properly, **common area is safe and repaired in timely manner.**

Since my departure as Treasurer and Landscape Committee member, our assessment dues have unnecessarily increased annually yet reserves are depleted to 25%. My goal is to replenish reserves with simple method, which requires diligent work. I carefully craft an annual financial budget that accurately predicts the needs of the coming year. I honor the set budget as closely as possible by avoiding unbudgeted expenditures and verifying invoices.

I am ready to put my expertise and energy to assist my fellow homeowners again. My impeccable records with CA DRE prove my integrity, loyalty and honesty – most important virtues for any HOA volunteer Directors. I have excellent communication skills, attention to detail, acquired during my 34 years work as a Realtor, loan officer and property manager. I serve on HOA Board in Long Beach where I learned to be patient and involved in improvement project by searching best financing options and ensuring vendor quality control.

Condo Rules are created for the benefit and enjoyment of all owners. I promise to uphold them reasonably, equally, transparently, and without personal bias or agenda. **You deserve no less in your Director!**

My educational background includes Biology, Music, and Economics, earning a B.A. Degree. I am fluent in three languages and a lifelong learner pursuing interests in Business, Arts, and Spanish. My continued education in Real Estate Marketing, Management, Law, Ethics and Finance keeps me current on California's complex fair housing laws, risk mitigation, and construction codes. I love nature, arts and music, and am an avid reader of history and finance literature. I enjoy gardening, yoga, horseback riding, opera and ocean swimming and sailing.

I oppose increases in HOA dues, declining reserve funding, selective rule enforcement, and persecution of minority homeowners by deferring maintenance. It is my firm belief that homeowners and our property values will be served much better with a different approach to Mystic Point's financial stewardship. If elected, I offer my experience and dedication without any compromise on the beautification of and investment in our shared spaces.

My vision is a friendly pleasant community where homeowner's participation is encouraged and appreciated. I respectfully request your support to make our community safe and beautiful place to live.

Please VOTE for MARGARITA (Rita) BURK – a professional with care and integrity!

Please call or text (562) 746-1161 for any questions.

20 June 2026



CANDIDATE STATEMENTS
(Additional statements on reverse)

Timothy Elliott

Hello Neighbors,

My wife, Jill, and I have been proud resident homeowners here at Mystic Pointe since 2004, and we care deeply about our community and our unique slice of the Southern California coast. We are incredibly fortunate to live in such a beautiful, gated neighborhood right here in Huntington Beach. While crowds of visitors come to Surf City to vacation, our community serves as a quiet, upscale sanctuary for those of us who live here. Maintaining these high living standards and our pristine environment is exactly what protects our property values and keeps our neighborhood a truly desirable place to be.

To be completely candid, serving on an HOA board is a demanding and often thankless task, and my ultimate goal has always been to pass the torch. However, I believe steady, experienced leadership is vital right now. During my first stint on the board, back in 2006 to 2008, and especially over the last four years as your Board President, I have worked proactively to protect our investments. I have focused heavily on optimizing our two largest financial priorities—our landscaping and building maintenance—while successfully upgrading our security infrastructure, all while keeping Mystic Pointe running strictly within our operational budget. Furthermore, because Mystic Pointe is part of the greater Boardwalk HOA, my previous experience serving as the Boardwalk Vice President gives me a deep understanding of how the master association operates. Efficiently managing and advocating for our 65 townhomes within that larger structure of homes is less of a challenge because I already know exactly how the system works.

As our community matures over the next 5 to 10 years, we face two critical challenges that require historical context and practical, real-world judgment. First, we must navigate long-term infrastructure maintenance cycles smoothly, responsibly, and within our fiscal means. Second, we are looking at the upcoming development of adjacent property over the next few years. This development will inevitably impact Mystic Pointe, and I want to use my experience to ensure that impact is entirely positive, protective of our privacy, and beneficial to our community's future.

I am running for re-election not out of personal ambition, but to provide a steady hand during these pivotal upcoming years. My primary objective in this term is to maintain our strong financial health while actively seeking out and welcoming "new blood." We urgently need more members to get involved, and I want to help mentor the next group of leaders so I can confidently hand over the reins. Until then, I am fully committed to doing the heavy lifting necessary to protect our beautiful community.

I appreciate your continued trust, your support, and your vote.

Thank you,

Tim Elliott

CANDIDATE STATEMENTS
(Additional statements on reverse)

Clifton Folmer

Dear Homeowners,

Over the past six months, following a Board Member's resignation, I was sworn in to serve on the Board and have had the privilege of representing our community. During this time, I have gained a strong understanding of the Board's processes, responsibilities, and protocols, and I have greatly enjoyed the opportunity to serve.

I hope to continue serving our community as a member of the Board. If given the opportunity, one of my top priorities will be improving and maintaining our community's landscaping. This includes addressing the infestation affecting our Magnolia trees through appropriate treatment and or removal, when necessary, as well as evaluating opportunities for tree trimming and overall landscape enhancements to improve the appearance and health of our common areas.

I am committed to working on projects that protect our community's beauty, property values, and quality of life. I would be honored to continue serving and appreciate your support.

Sincerely,
Clifton Folmer

Lisa Sipos

No statement was provided by this candidate.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Daniel Zarate

Hello, my name is Daniel Zarate and I am seeking re-election to the Mystic Pointe HOA Board. I have served on the HOA Board for the past six years, as President, Vice President and now Treasurer.

I am proud to say that the past six years have seen a vast improvement in the way our HOA Board has operated to improve our community. We have had several large projects completed, including major roofing repairs, the painting of the exterior units and complete refurbishment of the community pool, to name a few.

If re-elected, I will continue to work with the other board members, the management team and homeowners to make Mystic Pointe the best it can be.

Your Neighbor: For those who don't know me, my wife (Kim) and I have lived in Mystic Pointe for over 20 years. We enjoy walking the neighborhood, playing tennis and pickleball, bike riding to the beach and all the other great things Huntington Beach has to offer.

Experience: I have a Bachelor's Degree from the University of Redlands. I recently retired from the Boeing Company after a 35-year career. Over the course of my career, I have held many positions in Project Management, Engineering and Finance. In addition to my career with Boeing, I am a proud veteran of the US Air Force.

I have also worked in Real Estate (I have been a licensed real estate agent for over 20 years). I understand the importance of keeping our community looking beautiful and our property values on the rise.

Vision: For me, being a Mystic Pointe Board member means listening to the overall membership and not individual agendas. Membership also means understanding the budget and finances of the HOA, being prudent with every dollar spent. But most importantly, I want to work towards improving the look and feel of our community, while making safety and security a priority.

I would appreciate your vote for the opportunity to continue to represent you (the homeowners) on the Mystic Pointe HOA.

Thank you,
Daniel Zarate
6230 Pacific Pointe Drive