December 21, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: January 25, 2023
Time: 6:00 PM
Location: via zoom
Meeting info and zoom link will be posted at: www.TheHOAElectionGuys.com/wallisranch

This Meeting of the Members is being held to vote on the election of TWO (2) directors. A vote on the IRS Revenue Ruling 70-604 will also take place to address potential excess funds and reduce potential tax liabilities.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Wallis Ranch Owners Association bylaws define a quorum as “25%” of the voting power of the association, or 202 members.

Enclosed with this notice is:

1. Your Official Ballot - please return your ballot so that we can meet quorum!
2. One yellow secret ballot envelope
3. One pre-addressed white envelope (which needs to be signed!)
4. Four pages of candidate statements

Instructions:

1) Cast your vote(s) on the enclosed ballot.

2) Insert ballot into the yellow Secret Ballot Envelope.
   DO NOT MARK THE YELLOW ENVELOPE
   DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE

3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Wallis Ranch Owners Association care of the HOA Election Guys

4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
   (Your vote will not count if you do not sign the envelope)

5) Apply postage and mail – Mailed ballots must be received by January 24, 2023.

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

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.

CANDIDATE STATEMENTS

(There are 4 pages of statements)

Hari Gorak – Trestle

Greetings Wallis Ranch Homeowners Association members,

My name is Hari Gorak and I'm excited to announce my candidacy for the Wallis Ranch HOA Board of Directors. I'm looking forward to working harmoniously with other board members, committees and volunteers as well as the management team in an effort to continuously make Wallis Ranch a great place to live in. For those of you who don't know me, I have lived in Bay Area for more than 10 years and moved here in Wallis Ranch 4 years ago.
Wallis Ranch community is a wonderful home with good amenities and would like to contribute my talents to continue to make it enjoyable for everyone.
I believe my background in engineering management and experience working for few top companies make me the best candidate for the job. I have experience serving as board member on Trestle HOA from the year 2021 and proven my integrity, good judgment while making decisions that kept the HOA finances strong. Therefore, I know what this job entails and have the necessary experience to do it well. I am also very diligent, enthusiastic and give my best to every endeavor I undertake.

These are my goals for the community:

Listen to homeowners concerns, encourage homeowner participation and the exchange of ideas.
Evaluate and address various longstanding concerns like landscaping issues, vendor accountability.
Support transparency, professionalism, collegiality, and collectively make the right decisions for the community.
Make decisions that will keep our finances strong, our property values up and our community well maintained.

I commit to work with all Board members for the greater good of all Wallis Ranch residents. I take my fiduciary responsibility seriously to make honest, thoughtful decisions on all HOA matters. I ask for your vote, but more importantly please vote! irrespective who you vote for.

Mason Ma – Haven

I will do my best to ensure safety issues that have arised in the few year at WR. Many include speeding, vandalism, common area plants and maintainence, etc. I am also a license Real Estate Broker and have very good experience in property mgmt .

CANDIDATE STATEMENTS

(There are 4 pages of statements)

Robert Hearn – Ivy Oaks

Candiate: Robert Hearn
Neighborhood: Ivy Oaks
Years in Wallis Ranch: 5 years, 4 months
Previous Board Experience: Wallis Ranch HOA President from 2019-2020

I am excited about the opportunity to represent the Wallis Ranch community again. Currently, I serve on the Architectural Review Committee and have volunteered for multiple committees since moving here. My family has enjoyed participating in all the many different types of community events that have been held over the years. We are looking forward to many more years to come in this great community and continue our Halloween decoration tradition.

This time I would like to focus on a few areas I think will benefit all residents and ensure the resort style living we all expected when moving in, continues.

1. Finalize the Dublin Police services contract that was submitted several years ago to enforce traffic violations inside the community. While the board has may improvements to pedestrian visibility at intersections and raised the visibility of speed limit, I believe this has made minimal improvements to the safety issue that negligent drive pose to residents.
2. Restore onsite Management staff. The reduction in onsite staff is directly responsible to the increased delay in response time to questions and concerns raised as well as reduced enforcement of CC&Rs to almost nothing.
3. Put forth a CC&R amendment to increase the board size to accommodate 1 representative per neighborhood. The 9 neighborhoods that make up Wallis Ranch are differently designed and have different needs, issues and concerns. The current 5 positions do not allow for every neighborhood to be represented equally and there is no limitation to the board being made up of multiple members from a single neighborhood.
4. Increase transparency and visibility to residents of boards decision process and actions taken. It almost seems cliche at this point but I believe the visibility to the community has significantly decreased. I would like to restart in person HOA meetings while still maintaining the Zoom option. I would also like to explore the legality of having a social media option (Telegram) as an official communication platform to supplement the website, email, etc.
5. Mitigate Legal Risk from vendor who use community property. This included hired Swim instructors, Personal Trainers, Party Planners, etc. While the current board has approved these services, there is no mechanism to ensure their legitimacy and liability coverage to protect the community. Similar to the San Ramon Community pool I would like to see vendors register with the HOA Management. This will also allow us to provide residents with a list of vetted vendors for services they may be interested in.

I am happy to meet anyone in person or answer questions. I can be reached at robert.hearn@yahoo.com or 408-398-6017.

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CANDIDATE STATEMENTS

(There are 4 pages of statements)

Nitin Jain – Riverton

Over the years, Myself along with my whole family have enjoyed this community a lot. I really appreciate all the volunteering work by current and past board members. I would like to volunteer myself as well and solve the community problems together with home owners.

If I get elected as board member, I will continue to work with other board members on following:

- Increase homeowners' engagement
- Increase collaboration and transparency
- Increase accountability of our actions
- Found creative ways to maintain our existing facilities

Little bit background of me: As a tenured engineer, I continue to help a multi-billion-dollar business develop new products and processes to drive customer adoption as well as creative ways to scale our operations while keeping end-user experience in mind. As your board member of the WR HOA, I will collaborate with the goal to not disrupt our overall experience as homeowners of this community.

Our family is the first owner of the current house that we have been enjoying since 2018. We are a family of four and both our sons are currently attending two different DUSD schools. When not helping them with their school and sports, you can find me enjoying the outdoors. As your board member of the WR HOA, I assure you that we will increase our beautification initiatives throughout the neighborhood.

As always, I urge all of the members of our community to go out and vote!

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CANDIDATE STATEMENTS

(There are 4 pages of statements)

Manjit Kaur – Riverton

PERSONAL STATEMENT FOR MANJIT KAUR

THANK YOU FOR THE OPPORTUNITY TO REPRESENT THE OWNERS OF WALLIS RANCH HOMES ON THIS BOARD.

FIRSTLY, I OFFER MY OBJECTIVITY, INTEGRITY, AND LEADERSHIP TO THE HOMEOWNERS

IN ADDITION, I WOULD LIKE TO OFFER STRONG GOVERNANCE AND SPECIFICALLY:

DEVELOP A **COMMON PURPOSE** FOR THE COMMUNITY – SPECIFICALLY FOCUSED ON SAFETY, SECURITY AND NEIGHBOURLY LIVING

ACTIVELY MAKE DECISIONS THAT ARE **FAIR, OBJECTIVE** AND CONSIDER THE **BENEFIT FOR THE WHOLE COMMUNITY**

FOCUS ON **EFFECTIVE AND SIMPLE COMMUNICATION** EXPLAINING WHAT WE ARE DOING, THE RATIONALE OF DECISIONS THROUGH UNDERSTANDING THE PROS AND CONS.

TRANSPARENTLY SHARE HOW WE REACH A RECOMMENDATION

OVERSEE THE **EXECUTION** OF THE DECISION

SUMMARISE **ACHIEVEMENTS** – IN TERMS OF ACTIVITIES AND FINANCIALS

OVERSEE **COST CONTROL AND MANAGEMENT** SUCH THAT WE **KEEP MONTHLY COSTS STABLE**

SUPPORT THE **MEASUREMENT OF SUCCESS** OF ACTIVITIES

ENSURE THERE IS **ACCOUNTABILITY** OF EVERYONE INVOLVED IN THIS COMMUNITY

LET'S RESPECT EACH OTHER

LET'S ENJOY THE COMMUNITY WE LIVE IN

LET'S **GROW THE FINANCIAL VALUE OF THE BEAUTIFUL HOMES** IN THIS COMMUNITY.

HAVE A GOOD DAY

MANJIT

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