



**Bella Vista at Promontory Pointe Condominium
Homeowner's Association**
c/o The HOA Election Guys, Inc
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

Alison Arnold
Lordon Management
1100 Flynn Road Suite 204
Camarillo, CA 93012

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.

July 22, 2026

A Meeting of the Members will be held as follows:

Date: August 26, 2026 (All mailed ballots must be received by us by August 25, 2026)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/bellavista)

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 Clubhouse**

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Bella Vista at Promontory Pointe Condominium Homeowner's Association bylaws define a quorum as "51%" of the voting power of the association, or 54 members. This quorum requirement is lowered to 20% (21 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)

Francine Moffatt

No statement was provided by this candidate.

Jim Nesbitt

Current Board member

Additional statement on reverse

CANDIDATE'S STATEMENT

FOR

RICHARD MCNEAL

JUNE 9, 2024

ELECTION FOR BOARD MEMBER/DIRECTOR
BELLA VISTA HOMEOWNERS' ASSOCIATION**Education:**

1. BA in Classics, University of California, Riverside, 1963
2. American School of Classical Studies, Athens, 1965-66
3. Ph.D. in Classics, Stanford University, 1968

Work Experience:

1. Cattle Ranch Management & Winemaking/Sales (Santa Barbara County): 7 years
2. Teaching Latin, Greek & Ancient History (University of California, Riverside; University of Southern California; Northwestern University; Franklin & Marshall College): 20 years
3. Development (Donor & Public Relations & Grant Writing): Franklin & Marshall College; Thomas Aquinas College; California Lutheran University; Senior Concerns (Thousand Oaks), Channel Islands YMCA (Santa Barbara); Work Training Programs (Santa Barbara): 10 years
4. Government Administration (Federal funds): Workforce Investment Board (Human Services Agency, County of Ventura): 12 years

Primary Concerns:

1. The HOA Board should be composed, as far as possible, of owners who actually reside in the complex so that emerging problems can be dealt with as quickly as possible and not be delayed or forgotten because of bureaucratic complexities. Quick communication among key responders (Board members, our management company, and our contractors) is the key.
2. The Board should attend equally to the concerns of owners and renters. Empathy toward both is needed in the pursuit of the common good. As we have learned over time, a healthy community spirit is vital.
3. In the interest of conservative fiscal management, bills need to be paid on time and all late fees avoided.
4. Routine maintenance of Bella Vista's buildings and landscape is essential to maintaining property values and the comfort of its residents. This is not a matter of grandiose plans, but simply the case-by-case treatment of issues as they arise and as money is, or is made, available.
5. As an Association member for 7 years and a regular attendee of Board meetings, I am well acquainted with the kinds of activities that come within the Board's purview –and with some of the problems that stem from our dealings with our management company and our contractors.

Bldg. 5, #101

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