



January 21, 2023

Attention All Members:

A Meeting of the Members will be held as follows:

Date: February 21, 2023
Time: 10:00 AM

Location: via zoom

Meeting info and zoom link will be posted at: www.TheHOAElectionGuys.com/bris29

This Meeting of the Members is being held to vote on the election of FIVE (5) directors. Per your governing documents for the first annual meeting, the term of office of the three (3) Directors receiving the highest number of votes shall be two (2) years and the term of office of the remaining Directors shall be one (1) year.

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

The Brisa29 Owners Association bylaws define a quorum as “51%” of the voting power of the association, or 15 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. One page of candidate statements – there are statements on BOTH SIDES of the page

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 Brisa29 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) Seal and mail – return postage has already been applied. Mailed ballots must be received by February 20, 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

(Additional statements on reverse)

T. Scott Harrelson

I would like to contribute to the overall cleanliness, safety, and sense of community in the Brisa29 development. As a 27-year law enforcement professional I believe I bring a unique perspective to providing safety for our community. I have already worked with the management company to have the property posted with No Trespassing signage and 24-Hour video surveillance signage. I requested our association management company sign Trespass Authorization Letters with the Ventura Police Department which then allows the VPD to enforce trespass laws without a Brisa29 community member being present. I have also established an ongoing relationship with senior management at the VPD and requested extra patrol and enforcement in the alley between Sanjon and Chrisman for vagrant and camping activity. Additionally, I have requested through the Council Office and the VPD to begin a traffic survey of the alley in hopes of having the entire alley posted for No Overnight Parking. These are a few examples of what I have done already, and if elected, I will continue to focus on providing a safe and clean environment for all of us. Thank you

Scott

Brenda Lambert

Hello. I was recently on the Board of Directors for our townhome HOA in Burbank, I served as Secretary for three years. I'm familiar with HOA meetings, rules, CC&R's, Bylaws, and enjoy being on the board. I have 20+ years experience in Accounting/Finance, and can assist with budgets, analysis, cost cutting, etc. My goal is the continued maintenance, upkeep and improvement of Brisa29, for all of our enjoyment and property values.

Connie Kazmer

After over 40 years in the motion picture industry I retired in 2020. I was a sound editor for 25 years and then managed between 50 and 125 sound editors. My strengths are organization, problem solving, budgeting, and client relations.

Brisa29 belongs to all of us so I believe that any decisions regarding it should be made by all residents. We should all be aware of and vote on any proposed changes. I would work to keep the HOA fees as low as possible and look for ways to save money.

I am a full time resident of Brisa29 and am thrilled to have achieved my dream of living in Ventura. I have been fortunate to have lived in communities where everyone knew their neighbors. I hope we can create that feeling here. It makes for a safer and friendlier environment.

CANDIDATE STATEMENTS **(Additional statements on reverse)**

Bob J Mason

My name is Bob Mason. I am the Chief Financial Officer for a girls catholic school, Notre Dame high school. I have been a CFO for over 20 years supporting local government agencies, non profits and private sector industry. I am on several non-profit boards including the YMCA, FASS (Financial Accounting Services for non profits, Holy Family School, Archbishop Mitty "Cagers" basketball club. In total I have over 40 years total experience in Accounting, Finance, Procurement and contract management and facilities management. I have lead several major capital projects including contract management and building a \$25M Center for Women's Leadership and a \$2M parking structure. In addition I have over 20 years experience growing up in Silicon Valley starting out as a financial analyst, Business Unit Controller, Accounting Service Manager, Cost accounting supervisor, Accounting Controller, Director of Financial Planning and Analysis. I am a current resident at BRISA 29 and wished to be more involved in this community. My wife Loretta and I are proud parents of 3 children, Joey, Katie and Nick Mason. I believe I can apply my experience and background to support the BRISA 29 community.

Sandra Robinson (Sandee)

I am very excited for the opportunity to serve on the board of directors for the Brisa29 homeowner's association.

I have been a Ventura County resident since 2003 when I moved here with my family from Denver CO for a job. My daughter went to Ventura HS and my son to El Camino HS, and both graduated in 2017. I live at 1556 with my son and our (high anxiety) dog Khonsu who was named by my son after the Egyptian Moon God.

I am an engineer with Raytheon Technologies and work at our Point Mugu field office supporting Navy avionics programs as an Associate Director for the Electronic Warfare Software department.

This is my first time living in a townhome, and I am interested in serving our community and maintaining our great homes and environment.

No statements were provided by these candidates

Allison Masters Arkadiy Sudarikov