



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

Alan Fowlic
 Seabreeze
 1211 Puerta Del Sol Suite 120
 San Clemente, CA 92673

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. Three 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.

February 27, 2026

A Meeting of the Members will be held as follows:

Date: April 1, 2026 (All mailed ballots must be received by us by March 31, 2026)
 Time: 6:30 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/briosa)
Meeting ID: 817 1839 5813 Passcode: BRIOSA

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 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 Briosa Owners' Association bylaws define a quorum as "a majority" of the voting power of the association, or 125 members. This quorum requirement is lowered to 20% (50 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

Nick Nader Fallah

My name is Nick nader Fallah, and my wife and I have been proud homeowners in the Briosa community since **December 1995**. I have been a licensed HVAC contractor for over 30 years and the sole owner of a local air-conditioning and heating company based in Laguna Hills since 1995.

Through decades of hands-on mechanical and construction experience, I bring practical, technical knowledge that can help the Board make informed, cost-effective decisions regarding building systems, maintenance, and long-term upgrades. My goal is to protect and increase property values by keeping our buildings well-maintained, visually updated, and structurally sound while minimizing unnecessary expenses and keeping HOA dues as low as possible.

I am also environmentally conscious and strongly believe in preserving Briosa's green spaces and mature park areas so they remain enjoyable for residents who value walking, outdoor activity, and a well-kept community environment.

I would be honored to contribute my experience, judgment, and long-term commitment to Briosa by serving on the Board. Thank you for considering my nomination.

Best Regards

Nick Fallah

26541 Merienda # 7

Laguna Hills ca 92656

John J. Glancy Jr.

1. Licensed Real Estate Broker/Salesperson Since 1988
2. Managed Large Portfolios of distressed assets for Banks & Hedge Funds around the United States for the past 37 years.
3. Highly Experienced with Repairs, Contractors , Associations, Financing, Insurance Claims, Property Preservation, Landscapers, Foreclosures, Title Problems, Landlord Tenant Regulations and Landscaping.
4. Unit Owner Since 2017

CANDIDATE STATEMENTS

Richard McKee

My name is Richard McKee. I am a retired Deputy Chief with the Las Vegas Metropolitan Police Department with 30 years of service. During my tenure as a Deputy Chief I was the Chief of Technical Services for several years. One of my main responsibilities in the position was the design, construction and maintenance of all facilities not located in city hall. The facilities consisted of substations, communications centers, all the way to double wide trailers as homes to our officers in outlying sub station areas. (Metro's jurisdiction is 7000 sq miles)

My operational plan was very consistent. With the budget in mind, take care of the little items, with an emphasis on preventative maintenance, before they become a big item. I would apply that same philosophy to the Briosa Townhomes

Charlene Ramirez

My name is Charlene Ramirez, and I have been a member of the Briosa Owners' Association for over five years.

I have many years of experience working as an executive assistant to corporate level executives and understand the importance of honesty, integrity, and diversity. My strengths are communication, newsletters/editing, organization, and strategic planning.

If elected, I will team with other board members to represent Briosa homeowners and help determine how to best move forward to address items of interest or concern, in a timely and cost-effective manner.

Charlene Ramirez

Charlene Ramirez
Briosa Property Owner

CANDIDATE STATEMENTS

MARGO TODD-JAIME

Hello, I'm Margo Todd-Jaime and I've proudly called Briosia home for 4 + years. I'm passionate about creating a welcoming environment where neighbors feel heard and valued.

In my professional role as a Claims Operations Manager, I oversee complex projects and support teams through training and documentation, ensuring clarity and collaboration.

I want to bring that same approach to our HOA board—listening to residents, promoting open communication, and working together to keep our community thriving." I will focus on ensuring our neighborhood remains safe, beautiful, and well-managed place to live.

John Yurick

Hi,

I'm John Yurick. I've lived here at Briosia for over 20 years. I'm a small business owner in finance for 18 years. My family has much love for our community and know we can do much better for ourselves. My goal is to keep our HOA and costs down while getting the necessities taken care of and being of service.

Nazem Raffiee-Tari

No candidate statement was provided by this candidate.