



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

**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

Joseph Schumacher  
 Revolve Property Management  
 2013 E. Orangethorpe Ave Suite #A  
 Placentia, CA 92870

March 21, 2024

A Meeting of the Members will be held as follows:

Date: April 29, 2024 (All mailed ballots should be received by us by April 28, 2024)  
 Time: 5:30 PM  
 Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/magnolia](http://www.TheHOAElectionGuys.com/magnolia))

**PLEASE NOTE: Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes. If you do plan to attend this meeting at our office, please let us know at least 48 hours prior to the meeting date so that we can plan accordingly. If we are not notified of your planned attendance, we reserve the right to conduct this vote counting at an alternative location.**

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 Magnolia Palms Association bylaws define a quorum as “a majority” of the voting power of the association, or 61 members. This quorum requirement is lowered to 20% (24 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](mailto: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!**

Joseph Schumacher  
 Revolve Property Management  
 2013 E. Orangethorpe Ave Suite #A  
 Placentia, CA 92870

**Magnolia Palms Association**  
 c/o The HOA Election Guys - MagnoliaPalmsFILE  
 27472 Portola Pkwy #205-412  
 Foothill Ranch, CA 92610

**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

### **Karen Bier**

Why Are you interested in running as a Board Member?

To improve Magnolia Palms Association. I want to make our association more secure, and a better place to live.

What skills or prior experience do you have that prepares you for this role?

I earned a degree in Business Administration with a major in Computer Information Systems from California State Polytechnic University of Pomona. I worked with customers on a day to day basis training the customers how to use the accounting software that I was writing. Answered phone calls every day from customers about our software. Last worked as an office manager. Once the morning meetings were done, I was left in the office to handle whatever came up.

What goals or changes would you like to see in the community?

I would like to see our community become more secure. We need to start closing up the holes that the illegal people are coming in. Also, our infra structure needs a lot of work. We need to start addressing our old & out dated plumbing, sidewalks, back parking lot, mailboxes, and many other items.

Other Comments:

Our Current Board of Directors keep obtaining quotes to do repairs, but rarely act on them. They have known about our water leak in the Building N parking garage for more than a years time and still have done nothing about it. They seem to sweep everything under the rug in hopes that the problem will go away. Unfortunately, they are wrong. Our damaged property only gets worse, and cost us a lot more money for the repair. Our Board of Directors continues to procrastinate far too long on every project. These include changing the locks on our security doors and garage door openers. This would help improve our security.

## CANDIDATE STATEMENTS

### **Phillip Gordon**

Hello Everyone,

My name is Phillip Gordon and I am interested in serving as a board member to ensure my vote counts towards the consistent betterment of our community and investment know as Magnolia Palms. I am a positive, fair minded, forward thinking homeowner who takes his role seriously as well as the Needs of the community.

I step into this Board of Directors Role with two consecutive terms of experience supporting me. I have assisted our current board with transitioning from a management company with outdated strategies to securing a management company with processes in place, alongside having reliable vendors on standby.

I am extremely excited to see the benefits of an established, functional, cohesive board of directors, work with an eager and proven management company to name and prioritize projects that will bring our community current. We have an older building and I am no stranger to planning ahead for things pertaining to: elevator maintenance, upgrading vehicle gates, overall security (including camera systems), landscaping, roofing, plumbing, etc.

Please consider choosing me as a member of the board to continue pushing our needs and concerns to the forefront, for the benefits of us all. Thank you all for your time and consideration.

Sincerely,  
Phillip Gordon

### **Jannette Smith**

*No statement was provided by this candidate.*

## CANDIDATE STATEMENTS

Jimmy Weese

Why are you interested in serving as a Board Member?

Current Board member - seeking 3<sup>rd</sup> Term. I feel, with my work history, and experience, that I have the background to assist our community's efforts to maintain our aged infrastructure for continued service to our owners.

What skills or prior experience do you have that prepares you for this role?

Kaiser Permanente: Chief Engineer/Senior Facilities Manager  
Red E Services: Interim Plant Operations Manager, Safety manager, Operating engineer

What goals or changes would you like to see in the community?

1. Continue our focus on facilities improvements.
2. Continue Roof Maintenance Program
3. Continue Exterior and Landscaping improvements.
4. Continue Replacing aged plumbing and sewer systems.

Other Comments:

Licensed Master Electrician  
Licensed Operating Engineer  
CHFM - Certified Healthcare Facilities Manager (Retired)