



June 17, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: July 19, 2022

Time: 5:00 PM

Location: via zoom

Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/northlake](http://www.TheHOAElectionGuys.com/northlake)

This Meeting of the Members is being held to vote on the election of two (2) directors.

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

The Northlake Community Association bylaws define a quorum as a “majority” of the voting power of the association, or 121 members. This quorum requirement is lowered to 25% (61 members) at a reconvened meeting.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

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 Northlake Community 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 July 18, 2022

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

Please do not hand-deliver the envelopes without making arrangements with us first by calling (888) 380-3332.

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](mailto: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 other pages)**

### **Jaspreet Banwait**

1. I have been a member of the association for 1 year and was one of the first homebuyers in this community. 2. I would be a new member to the board and am excited to bring my experience to the board for fresh ideas and inclusion. 3. I am currently a State of Ca Employee and work for CalPERS. I have blended experience in public service and also Technology as I previously worked for Apple Inc. 4. I would like to create an association that is inclusive of all homeowners and focuses on developing a positive community that not only preserves and maintains the financial growth of the community but also creates a community where home owners have true input in what the association does. 5. As a member of the board I would serve to represent the ideas of the community as well as bring a young and fresh perspective to all association business. 6. The community is fairly new and has not had many meetings. I am attending all future meetings of the board. 7. I have never served as a board member. I am a Father, and a family man who is looking to help make Northlake Natomas a prized community for its values, and its shared principles.

### **Natalie Belton**

My name is Natalie Belton and I'm excited to announce my candidacy for a position on the Northlake Homeowners Association Board. For those of you who don't know me my husband and I moved to Northlake July 22, 2021 and have thoroughly enjoyed our time here. I'm looking forward to working harmoniously with other board members and volunteers as well as Seabreeze management to continuously make Northlake a great place to live.

### **Salvador Cervantes Jr**

1) 4 months 2) Not on the board 3) I am apart of the board of directors of Biletnkoff Foundation and have assistant several small non-profit foundations in helping collaborate and assist in building and funding projects to help improve the community. 4) My vision is to make sure we have a family oriented community and assure clean vision for the future. 5) Help my community build different types of helpful organizations to help build great relationships with people to help during these tough times. 6) 1-2 a month 7) Yes - Non-Profit

### **Rupert P Fenequito**

I am a retired electronics engineer with adequate time to serve effectively on the board. Besides engineering, I have an MBA which was useful in launching several software startups during my career. I have never served on a HOA association board but my objective in serving on the board is to maintain/increase the property value in the Northlake community by keeping/making it a desirable place to live.

## **CANDIDATE STATEMENTS**

**(Additional statements on other pages)**

### **Dr. Devon Graves**

My name is Devon Graves, and I am seeking to serve on the Northlake Community Association board of directors. Though I have been living in the community for a short time, I am excited at the opportunity to expand my commitment. I believe that my current and previous roles serving as a member of non-profit boards and my focus on 'community first' make me a suitable candidate. I have previously served on state-wide education boards and currently serve as a member and Vice President for the Friends of the Sacramento Public Library. I have a background in board governance and membership communication that will be beneficial to serving on the board of directors. In my previous and current experiences, I have successfully led efforts to update board policies and governing documents, as well as engaged in membership outreach campaigns to ensure transparency. If elected, I will prioritize communication and outreach to community members to ensure that everyone feels heard and engaged in important issues that come before the board. I am committed to attending board meetings, being accessible to community members, and placing the communities' interests first. Thank you for the opportunity to serve.

### **Arthell F. Jones Jr.**

Northlake Community Association I have owned a property in the Northlake Community for six months and look forward to great relationships, our safety, and building a healthy community as a whole. I currently do not serve on the Northlake Community Associations Board. I am open and available to attend board meetings several times a month if needed or as needed. I have served on the United Parcel Service (UPS) Teamsters Board for over five years as a Trustee. I served as a Lead Driver for UPS for over 20 years. I have served on several boards with nonprofits (as a CFO and Co-CEO). Humble Beginnings Community, Sac Area Special Olympics. I look forward to serving in our community, building unity, healthy relationships, assuring our safety as a whole and contributing to North Sacramento.

### **Diksha Jaswal**

As a resident of the Northlake Community Association I wish to run for a position on the board. I have lived in the Natomas area for 22 years and in the Northlake community since October when construction on our property was completed. I currently work for the USSS. I have previous experience running meetings as well as recording meeting notes. I hope that the association is able to communicate and be transparent, accountable, approachable, and responsive to members to maintain a happy living environment. As a member of the board I hope to listen to and get feedback from the Membership. Discuss, decide and promote board decisions that maintain/enhance member experience, satisfaction and property values. I hope to bring balance, energy, vitality and diversity to the Board.

## **CANDIDATE STATEMENTS**

**(Additional statements on other pages)**

### **Sheila Jefferson**

I am a resident/homeowner of the Northlake Community, and I am also a realtor in California serving the Sacramento and bay area. My vision for this association is to encourage and support an association of neighbors who voluntarily work together to increase property values and promote the spirit of respect, caring, community, family, and friends. I value honesty, fairness, equity, common sense, participation, respect, cooperation, and neighborliness in all actions. I support initiatives that strengthen bonds among residents, and investment in capital improvements that benefit the greater good. I was recently added to the mailing list and have attended the last meetings. I currently serve on the Realtist Association board as a realtor in the Sacramento area, and look forward to being on the HOA board as well.

### **Derek Kirk**

Hello neighbors! My name is Derek Kirk, my wife Viviane and I moved into the community in February of this year after many fun-filled months of watching our home be built from the foundation up, alongside all of yours! I work for the State of California, managing a small team of professionals across the state that support economic growth, job creation and business development for California communities. Prior to working for the State, I worked in and managed local non-profits in Central and Southern California, reporting to and working in lockstep with a Board of Directors. I am also privileged to serve as the Lay Leader for our church, The Table, in East Sac and on the YMCA Sacramento Advisory Board. My wife and I moved to Sacramento, right at the start of the pandemic in 2020. Whenever we had a long weekend or a planned vacation, Sacramento was always at the top of our list. Sacramento is the place where we have wanted to live for so long and we are grateful to now be here! After brief stints living in Campus Commons, and South Sacramento, we toured one of the Shor models, walked around the community, and fell in love with what Northlake has to offer. We bought our home here because this is where we want to start and grow a family. From walks around the lake, to the building anticipation of the large community park, we grow more and more grateful to this little piece of Sacramento every day. I would be honored to serve on our community association board. I want to ensure our community continues to grow into a safe place for our families and the kind of peaceful place that makes you excited to sit on your back patio at nighttime! As this newly developed community grows, we will all get to shape how we do life together, how we take care of our amenities together and how we engage with our ever-growing neighbors in Metro Air Park. No small task, but I think we are up for the challenge! I look forward to meeting you!

### **Anthony Taylor**

Calling on my strong libertarian values I plan to be a voice of reason on the board. Limiting overreach of the board while staying true to its purpose.

## **CANDIDATE STATEMENTS**

**(Additional statements on other pages)**

### **Vivek Sharma**

Greetings, My name is Vivek and I'm excited to announce my candidacy for a position on the Homeowners HOA Board of directors. I'm looking forward to working harmoniously with other board members and volunteers as well as the management team in an effort to continuously to make Northlake a great place to live in. For those who don't know me, I have lived in Lakelet community since Jan 2022 and have thoroughly enjoyed my time here. I have a loving spouse and 2 kids. In my spare time, I love to play tennis and enjoying with kids. These are my goals for the community Uphold the bylaws and policies of the Homeowners Association by taking a fair, ethical and objective approach in representing the interest of all homeowners to ensure that all additions/changes to individual units and common areas will preserve and/or enhance the value of our properties as a whole. Secure the investment of our owners and enhance the quality of life through management of common areas, enforcement of rules and covenants, support of initiatives that maintain the common elements and individual units Protect and enhance the value of the Association by maintaining common areas. Communicate with homeowners in a timely manner through appropriate mediums and facilitating opportunities for activities and committees promoting a close-knit, neighborly community that works together for the good of all. Thanks

### **Srirama Divakar Tanikella**

I am Srirama Divakar Tanikella, member of Northlake community association since Nov 2021. I am a software professional and have the interest to work in the board to make this community as a model to all other communities. I want this community to be safe and clean for all of our community members. I will try to attend all the board meetings. I did not work as a board or directors for any organization. I have experience in leading group/community activities and making them successful.

### **Paul Zolnikov**

My name is Paul Zolnikov, and I am excited to announce my candidacy for the Board of Directors at the Northlake Community Association. For those who do not know me, I have lived at in North Natomas for the past 20 years and it's been a pleasure joining Northlake community during the early phase of construction in 2021. My wife, three kids and two dogs call Northlake community our home. I am passionate about serving our community and grateful for opportunities to volunteer in variety of functions, including serving as site school council and volunteering at homeless outreach. With my wealth of experience and knowledge in business and finance over the last 20 years, I will continue to support initiatives that will foster our community as a great place to live. My strong understanding of budgets, real estate management, and finances will enable me to be a valuable and effective HOA board member. I am enthusiastic about listening to members of our community for their ideas to make our community a wonderful place to live and raise families. Please join me at @Northlake Natomas Facebook group to continue keeping our community a wonderful place to live. Join Northlake Natomas on Facebook to share your ideas, thoughts, suggestions, and challenges.

**CANDIDATE STATEMENTS**  
**(Additional statements on other pages)**

**Mark Buan-Lagazo**

Hello everyone, and welcome to Northlake!

I am Mark Buan-Lagazo and I recently moved into my home in March 2022 with my spouse Nico. We are Registered Nurses at UC Davis Health (UCDH) and are excited to begin building our lives and community here in Northlake.

As you know, Northlake Community Association is new, and with that said along with my move-in date, I am new to the community and the association. However, as an advocate for members of our community at UCDH, I can serve as an advocate for members of this community and association.

At UC Davis Health, I am a member of the *Unit Based Practice Council* (UBPC) where we collaborate as medical professionals to help improve practice and policies organization wide. Similarly, I was at Stanford Health Care where I was a part of the *Shared Leadership Council* (SLC) performing the same duties. Additionally, I was a part of the *Racial and Cultural Equity Committee* (RACE) where we focused on diversity and inclusion. Lastly, I am a part of the Executive Board of Directors for the *Philippine Nurses Association of America, California Capital City Chapter* (PNA CCC). As you can see, I am heavily involved in committees, interested in helping build community, and have a passion for making improvements when necessary.

As a member of the Board of Directors for the Northlake Community Association, I will listen, observe, and serve as best as I can as I have in UBPC, SLC, RACE, and PNA CCC. I will be available by text, email, or face-to-face, especially if you see me walking or jogging around the community. I will always make myself available to answer questions or discuss any concerns or issues because I am **YOUR** advocate! As members of this new community, we must work together to build a sense of belonging, inclusivity, and fairness.

I look forward to meeting everyone and serving you at Northlake.

Sincerely,

Mark Buan-Lagazo, BSBA, BSN, RN, PHN