

**Cypress Village Homeowners Association**

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

Nicole Buendia
Seabreeze Management
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

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. Four double-sided 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

May 15, 2025

A Meeting of the Members will be held as follows:

Date: June 18, 2025
Time: 6:00 PM
Location: The Clubhouse
All mailed ballots should be received by us by June 17, 2025.

This Meeting of the Members is being held to vote on the election of FOUR (4) 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 Cypress Village Homeowners Association bylaws define a quorum as "25%" of the voting power of the association, or 171 members. This quorum requirement is lowered to 20% (137 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!**

Nicole Buendia
Seabreeze Management
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

Cypress Village Homeowners Association

c/o The HOA Election Guys - CypressVillageFILE
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

(Additional statements on reverse)

Tammy Adams

Candidacy Statement for CVHA Board:

My name is Tammy Adams, and I have lived in Cypress Village for 15 years. I ran for a board position during our successful recall election. I'm excited to be part of the board and eager to continue for the next couple of years. I love our community and want to help keep it a beautiful place to live. I will work my hardest to do my part and work with our other board members to be successful.

Why I'm running:

I'm committed to staying involved in our community. I want to help find cost effective approaches that help keep our neighborhood beautiful. I'm currently on the Facilities Committee and have seen there is overspending, missing information, projects that have started but not followed through costing our HOA more money.

Goals:

Have open communication and transparency between the board and homeowners. Help cut wasteful spending without sacrificing the look and safety of our neighborhood. We need to create a maintenance log for any repairs done, require multiple bids, and ensure services rendered are completed properly. An issue that has recently come up is how can we improve the street safety on Breton Way.

Experience and Background:

In my professional life, I've been working for the same company for 27 years as a Sales Manager at a Plumbing Representative Agency. My business is high pressure sales due to all the California codes and restrictions. I work with track home builders, architects, plumbing contractors and sub-contractors. I have experience in contract negotiations and trouble shooting. I've been on several different boards that are associated with my industry. This is my first time on an HOA Board. I have a strong understanding of the responsibilities, challenges and rewards of working with other board members to achieve common goals.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Mike Freeman

Hello,

My name is Mike Freeman and I am running for a position on the Board of Directors for the Cypress Village Homeowners Association. I am a retired Police Lieutenant from the third largest police agency in Orange County, California. At the time of my retirement, I was serving as the nighttime Watch Commander with total responsibility for the police department and its operation during my shift. While working as a Law Enforcement Officer, I learned how to solve problems and listen to the needs of the people in many different situations. I will use those qualities to hear the voice of the residents of Cypress Village and will work hard to respond to the issues that they feel are important.

I have been involved, directly and indirectly, in Cypress Village for the last 17 years when my Mom and Dad purchased a home here as their primary residence. My wife and I have now lived in that same home for more than 3 years. My two daughters and my son all own homes and live in Cypress Village where they are raising 8 of my 12 grandchildren with their spouses. As you can see, I am well invested in the Cypress Village community.

My goal as a member of the Board of Directors is to do my best to ensure we never go back to the place we were before the Recall Election. Along with currently serving as a member of the Grounds Committee and holding the position of Chairperson for the Facilities Committee, I was also an instrumental part of making the Recall election successful. Now I want to do my best to make sure that moving forward we implement the new governmental plan, that was recommended by an expert and specifically designed for our community, in its entirety and that it will be followed. This will ensure we are in a good place, with checks and balances, to never again allow the overbearing control by any one group of individuals to dominate over the will of the people of our great community.

Thank you for voting for me for the Board of Directors of the Cypress Village Homeowners Association. As an elected member of the Board of Directors I hope to ensure a different way of conducting business from what we have known in the past. A way that will allow us the continued quality of life that we now enjoy and the maintenance of our beautiful grounds and property values for many, many years to come!

Sincerely,

Mike Freeman

LISA CATON

Candidacy Statement for CV HOA Board

My name is Lisa Caton and as some of you may know I ran for the board last June and again during our recall election. I've lived here in Cypress Village since 2000 and I've been on the board for the last year. We are finally able to start making progress with our HOA! It was an amazing recall election and now that we've gotten through that, my goal is to keep moving forward and to help implement changes that make sense for our community both financially as well as to grow a more inclusive, welcoming atmosphere that we all will benefit from.

I want to ensure that as a board we do what's best for our homeowners as well as keeping within cost effective parameters so that it remains affordable for us all to live here. I've spent the last year on the Finance committee, the Facilities committee, as well as being the liaison for the Architectural committee and being on the board. By doing all of this I was able to see first hand what our issues are and where we can improve in our spending as well as what we need to focus on. The two most important issues are our pools and our roofs as well as looking into renovating the main clubhouse. I've spent the last year dealing with these pools and the various vendors and we hopefully can progress with getting our main pool replastered soon.

My goal on the board is to help to get our facilities and finances on track. Assist in making sure that we have proper records regarding maintenance and upkeep of our community so that moving forward the next group of board members will have an easier transition and clear path to follow. I want to ensure that we have a management company that works for and with us and more importantly accurately handles our finances. I want to assist in modernizing our community and am still focused on getting us key fobs that will make it so much easier for access as well as more secure as the fobs will all have time stamps with use.

I want to thank everyone that voted in the last election and while I know it seems soon, please vote again. We want to keep CVHA moving forward and in a positive direction. I will try my best to do my share in making this happen!

ELIZABETH CHEEVER

Hi my name is Liz Cheever and I've lived in Cypress Village for 25+ years, first as a tenant and then as a homeowner for the past 13 years. I have a vested interest in ensuring dues are kept minimal and HOA is financially secure. In the last year, I have been actively involved in the Facilities Committee, Chair of the Architect Committee, Grounds Committee, Finance Committee and Chair of the Community Activities Committee. I have observed the inner workings of our association. There are many instances of missing information, misinformation and overspending on projects.

Now that we have achieved our goal with a successful recall, and now the current Board President along with the members that were elected to the Board, we can begin the hard work of putting things in order. We need to develop processes to ensure maintenance schedules are developed so warranties are not voided, contracts are paid according to terms approved by the Board, and a process to ensure our finances are correct. There are several projects pending, including roofing replacement, Clubhouse renovation and turning the unused game room into a Library/Multi purpose Room for everyone's enjoyment, while ensuring appropriate bidding process and kept within budget.

I have over 30 years of Healthcare Management experience. I was a Hospital Administrator for 15 years and Corporate Director of CardioPulmonary Services for a 5 hospital system. I have extensive experience in contract negotiations, the budgeting process with sound and fiscal (not reactionary) decision making, and leadership skills.

I would like to keep the momentum going and hope you vote for me in the June election. I'll continue to put in the hours and hard work to make CVHA a financially responsible and beautiful community.

CANDIDATE STATEMENTS
(Additional statements on reverse)

George Grachen

I was a productive 5-year member of the **Saratoga HOA** and the distinguished **Board President** for our **211-resident community for 3 years**. During my tenure, I focused on enhancing financial efficiency, reducing operating costs, and ensuring the long-term sustainability of our association.

As **Board President**, I managed to **reduce the operating budget by 20%** in my first years and renegotiated vendor contracts, leading to **over \$500K in savings over two years**. These cost-saving measures allowed us to allocate funds toward community improvements **without increasing dues** for residents. We added rain gutters to all the residents' units and added security gates to our complex.

With a strong background in **Human Resources, Operations, and Business Strategy**, I bring extensive leadership experience and a results-driven approach to problem-solving. In addition to my HOA leadership, I have served on **2 other boards, a nonprofit and a Veterans board**, which has given me valuable insight into governance, financial oversight, and community engagement.

My **vision for the Cypress Village Association** is to continue fostering a well-managed, financially stable, and thriving community where residents feel valued and heard. I aim to enhance transparency, improve community amenities, and ensure responsible budget management.

If elected, my **goals as a board member** would be to:

- Maintain financial stability and seek further cost-saving opportunities.
- Improve communication and engagement between the board and residents.
- Ensure the upkeep and enhancement of shared community spaces.
- Continue fostering a collaborative and transparent decision-making process.

I believe in **strong governance, fiscal responsibility, and community-driven decision-making**, and I am committed to ensuring that **Cypress Village** remains a great place to live.

I appreciate your support and look forward to the opportunity to continue serving our community.

George Grachen
6630 Capers Way
Cypress, CA 90630

CANDIDATE STATEMENTS
(Additional statements on reverse)

DAN LIM

Hi Everyone,

My name is Dan and I'm running for a seat on the Board of Directors at CVHA. I'm currently serving on the Architectural, Facilities, and Finance Committees. I actively participate in all committee meetings and regularly attend the monthly board meetings.

I bring a great deal of value to the table. With extensive experience in construction management, facilities management, and financial report analysis, I'm confident in my ability to contribute meaningfully. I am patient, courteous, and a strong believer in open communication. If elected, I will prioritize transparency and ensure the community is well-informed about board activities and decisions.

Here are a few of my contributions so far:

- I referred four paint contractors to My-Le, the previous on-site manager, helping generate competitive bids. This was especially helpful when Advanced Painting attempted to raise prices and refused to provide a combined quote for Phases 3 & 4. From the referrals I provided, we were able to negotiate a better deal—Advanced Painting not only kept their quote competitive but also agreed to combine pricing for both phases, locking in prices.
- When the Facilities Committee approved a contractor for the pool replastering, I was the only one who identified that the selected contractor held a C-8 (Concrete) license, not a C-53 (Swimming Pool remodeling) license. I also raised concerns when the contractor requested a 40% deposit—something I deemed entirely unacceptable.
- I clarified the Alan Smith pool replastering proposal and had the bid reduce by 20k
- I found and recommended our new pool cleaning company which started in April 2025, replacing BluRay Pool Cleaners, whose performance had been unsatisfactory (as anyone who's visited the main pool jacuzzi can attest). I also suggested that the owner of the new company meet monthly with the Facilities Committee for a walkthrough and performance evaluations, along with other accountability measures.
- I routinely ask questions that many homeowners may not consider, because of my background and expertise in the construction, facilities and financial management.

These are just a few examples of what I've done so far, and I believe I can bring even more value as a Board Director.

A little more about myself:

I work full time, have a family, and enjoy watching football. I'm NOT retired, but I am fully committed to putting in the necessary time (and effort) to keep our community at maximum efficiency. I'm tech-savvy, resourceful, and a skilled problem solver. I am a US Veteran. I have an AA, BA and MA educational background.

-Dan Lim

CANDIDATE STATEMENTS

(Continues on reverse)

Laxman Tank

1) How long have you been a member of the association?

I have been a proud member of the Cypress Village Homeowners Association since 2017.

2) If you are currently on the board - how long have you been in this role? Any accomplishments you want to point out?

I am currently serving on the Board after successful recall election; I have also been an active member of the Grounds Committee for over a year. In this role, I have contributed to initiatives that promote the upkeep and enhancement of our shared spaces, ensuring they remain safe, functional, and aesthetically pleasing for all residents.

Thank you for your support and consideration, providing me with an opportunity to be on the board. Unfortunately, my chair is up for election as the term ends and i am requesting for your support again.

3) What is your background?

I bring over 15 years of professional experience in multi-unit management, operational efficiency, and facilities management across various industries, including retail, healthcare, fast-food and gas/convenience stores and consulting businesses as well. My expertise includes profit and loss management, safety compliance, regulatory adherence, and leading large teams to achieve organizational goals. Additionally, I have successfully implemented large-scale projects such as new facility openings and technology upgrades, which required meticulous planning, stakeholder collaboration, and effective resource management.

I am looking forward to supporting the board, committees and this community with my knowledge and experience that could make things better and more efficient.

4) What is your vision for the Association?

My vision for the Association is to foster a vibrant, well-maintained, and safe community that enhances the quality of life for all residents while ensuring our investments in the neighborhood are sustainable and forward-looking. I aim to promote fiscal responsibility, transparency, and inclusivity in decision-making, ensuring that the needs of all members are addressed. I want to help implement all industry standard best practices for maximum benefit to our community.

5) What do you hope to accomplish as a board member?

As a board member, I hope to:

- Advocate for well-maintained facilities and infrastructure to preserve property values.
- Ensure budgetary efficiency and transparency, leveraging my financial management expertise.
- Enhance safety measures within the community by reviewing and improving existing policies.
- Encourage resident engagement and open communication to address concerns effectively.
- Support environmentally sustainable initiatives that align with the community's goals and values.

6) How regularly do you attend board meetings?

I regularly attended HOA meetings to stay informed and engaged with the community's ongoing activities, policies, and developments. Now as a board member I am attending all the regular meetings.

7) Have you ever served on a Board of Directors before (for an association, non-profit, company)?

While I have not previously served on a formal Board of Directors, my professional background has afforded me extensive experience working with leadership teams to make strategic decisions impacting large organizations. Additionally, my role on the Grounds Committee has provided me with valuable insights into community governance and the needs of our association.

Closing Statement:

I am passionate about leveraging my professional expertise and community involvement to contribute meaningfully to our association. With my background in management, operations, and regulatory compliance, I am confident in my ability to serve as a reliable, forward-thinking board member. I am committed to working collaboratively to ensure the continued growth, safety, and prosperity of our community.

Thank you for your consideration.