



The Courtyard Homeowners Association

March 22, 2023

Kaycee Snyder - Common Interest Management Services
262 E. Hamilton Ave, Suite D
Campbell, CA 95008

A Meeting of the Members will be held as follows:

Date: April 24, 2023

Time: 7:00 PM

Location: via zoom.com

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

All mailed ballots should be received by us by April 23, 2023.

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 Courtyard Homeowners Association bylaws define a quorum as "25%" of the voting power of the association, or 47 members. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. Two sheets of candidate statements (1 is double-sided)

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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The Courtyard Homeowners Association

c/o The HOA Election Guys - TheCourtyardHOA_FILE
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)

Yufeng Chen

I am currently a board member, and would like to stay on the board.

Rani Fischer

I am a teacher, and there are no dumb questions. I have questions, and you may, too. For instance, why must our annual fee go up every year? Who vets the contractors recommended by management? What percent of our assessment goes to Common Interest? These are questions which have been asked, by me and by others, and not answered. I am running to be on this board to get some clarity and to strengthen communication between the board and us.

I am an adjunct math professor at De Anza College and College of San Mateo. At De Anza I have been selected to teach in the Math Program for Success which helps marginalized students and those who are the first in their family to ever attend college. From my early days as a student Boston University's School of Education gaining experience in the Boston Public Schools until now, I strive to hear every voice, answer every question, and make sure everyone feels important. I have taught statistics for fifteen years, so I can handle numbers and people from many walks of life.

Music is a big part of my life. I teach private piano lessons and am the organist at St. Bede's Episcopal Church, Menlo Park. I have organized two summer camps in the past called Pipe Organ Encounter at Stanford where teen agers study for one week and perform in Stanford's Memorial Church. I have served on the board of the Boston Clavichord Society and currently serve as Dean for the Palo Alto Chapter of the American Guild of Organists. I work well with people to make good things happen.

Finally, I also work part-time as an environmental advocate for the Santa Clara Valley Audubon Society because I care about birds and a healthy ecosystem for all creatures. In this role I speak frequently at city council meetings and planning commission meetings in the South Bay and Peninsula. I have met with three Sunnyvale councilmembers in 2023 alone to discuss light pollution. Outside of my Audubon work, I have experience planting three native gardens. I am involved with local government to align our goals with those of the city to preserve natural resources and biodiversity.

The health and safety of people and all living things comes first. That's why I hand water the young trees along the south wall in the summer. That's why I helped our gardener get health insurance from the county after decades without any medical attention. I will listen, care, and most importantly, communicate clearly with you so that you have accountability.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Richards Gobeia

I am nominating myself as a candidate for the Courtyard Homeowners Association Board of Directors. I believe my experience and skill set would allow me to contribute to the integrity and efficiency of our governing body.

I have lived in the Courtyard for nearly two years and have come to understand both the great things as well as the challenges facing our community. My professional background is in accounting with an emphasis on business systems & process. I believe this background would be valuable to the board and would help identify and address some of the issues that I have seen arise since joining the Courtyard community.

If elected, my key priorities would be:

- Working with the Board to ensure our HOA's finances are properly managed and disclosed so all homeowners understand the impact of their HOA dues
- Improving communications from and accessibility to the Board for Homeowners, including project statuses, financial health & other relevant information that homeowners have expressed interest in understanding
- Identifying and evaluating future projects that will provide our community with the maximum return on its investments (e.g redoing landscape to reduce water usage, investigating government grants to offset installation of electric car chargers, etc.)

Thank you for your consideration of my candidacy. I hope I can earn your vote and the opportunity to serve our community on the HOA board.

Alan Yang

As a board member since September 2022, I am running to stay on the our board for an additional term. With my background in accounting, I bring a unique skill set that will be invaluable in ensuring the community's financial stability and transparency. I am committed to using my experience and knowledge to make sound financial decisions and effectively manage the community's budget. I am also dedicated to being a clear and responsive communicator, keeping all homeowners informed and involved in the decision-making process. I am confident that my professional background and passion for community service will make me a valuable asset to the board and I look forward to the opportunity to serve.

CANDIDATE STATEMENTS

David (Wei) Li

My name is David (Wei) Li and I am currently a board member of The Courtyard Homeowners Association in Sunnyvale. I would like to run for another period of service as the board member.

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Since I started serving the community in early 2019, my focus was on improving the security, scrutinizing the expenses, controlling the cost, as well as maintaining the complex at a decent level. In the past few years, we saw new asphalt was finished at the entrance of the complex and there is no bumping when driving out. Irrigation system was upgraded to smart device and lower watering flow was setup. Once elected again, I would continue making effort in these areas.

Considering a special assessment had to be approved to develop the roof project in 2022, and a lump sum payment needed to be made, there was so much frustration from lots of homeowners. HOA dues also needed to be increased to reserve more funds for the future, which exacerbated the situation. I feel the same way as most of people do. I will work together with other board members in the coming years to find a solution to balance the HOA dues while keeping the reserve funds at a reasonable level.

Thank you for giving me the opportunity to serve the community. With the HOA's effort and my part of contributions, I hope to make more people feel satisfied with the complex.

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Timothy Miller

No statement was provided by this candidate.