

**Brisas Del Mar Condominium Association**

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

TRITZ- Maria Arias
1525 E. 17th Street, Suite A
Santa Ana, CA 92705

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. Two 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

September 3, 2026

A Special Meeting of the Members will be held as follows:

Date: October 5, 2026
Time: 6:00 PM
Location: The Association Clubhouse

Ballots may be mailed in or submitted to the Inspector of Elections at the meeting. ALL ballots must be received prior to the start of the Membership Meeting, at which time the polls will close.

This Special Meeting of the Members is being held to vote on the recall of the entire board of directors.

- Should the recall PASS, we will then be electing FIVE (5) members to the board of directors
- Should the recall FAIL to pass, each board member will retain their seats for their originally elected terms

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

The Brisas Del Mar Condominium Association bylaws define a quorum as "a majority" of the voting power of the association, or 23 members. 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.

Per California Corporations Code 7222(b)(1) and their Bylaws 4.8, an affirmative majority vote of the total membership (or 23 members) is required for the recall to be approved.

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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Brisas Del Mar Condominium Association

c/o The HOA Election Guys - BrisasDMCAFILE
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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)

Austin Bardowell

I am running for the HOA Board because I care deeply about the long-term health and financial stability of our community.

Over the past year, I have taken a close interest in the Association's operations and finances. My primary goal is to help restore a strong financial foundation by prioritizing necessary projects, rebuilding reserve funds, and ensuring our HOA fees are being spent responsibly and efficiently.

I strongly believe in transparency, accountability, and open communication. Homeowners deserve clear visibility into how decisions are made and how Association funds are being used. If elected, I will advocate for greater transparency, timely communication, and open access to information so residents can stay informed and engaged.

Together, we can build a more financially secure, transparent, and well-managed community for all homeowners.

Debbie Rose

I have lived here for 32 yrs and have been on the board for 10 yrs. Would love to continue my service to my Community.

Robert Stucken

Hello, I've been a member of the Board since June, 2024. I took responsibility to promptly fix a collapsed bathroom ceiling due to a faulty fire sprinkler myself. I have been in condo/apt. management for over 50 years. I currently serve on the BOA for progressive mangt. for a condo I own in HB. Vision: Excellence! Peaceful Living! Thank you!



CANDIDATE STATEMENTS - Additional statements on reverse

Jeff Miller

My objective is to continue to serve on the HOA Board of Directors, leveraging 42 years of executive operations, construction services knowledge, and multi-million dollar budget management experience to ensure fiscal health, operational efficiency, safety and property value protection for all residents.

Core Qualifications & HOA Relevance

- **Fiduciary Oversight & Expense Control:** Expert in P&L management, forecasting, and identifying cost-saving gaps to maximize the impact of community assessments.
- **Construction & Project Management:** Deep industry knowledge regarding service support, infrastructure, and contract execution to effectively oversee deferred maintenance and reserve studies.
- **Process Simplification:** Certified Six Sigma Black Belt skilled in streamlining complex operational workflows, community rules enforcement, and vendor relations.
- **Pragmatic Leadership:** Decades of experience balancing the needs of diverse stakeholders to build consensus and drive world-class results.

Professional Experience

Home Depot | Pro Business Manager (2009 – 2026) (Retired)

- Managed the sales and profitability of a \$22 million portfolio specializing in construction service support and capabilities enablement.
- Oversaw complex project management lifecycles, ensuring high-quality execution, vendor accountability, and strict cost controls.
- Applied deep construction industry knowledge to consult on infrastructure development, maintenance optimization, and material sourcing.

OfficeMax | District Manager (2007 - 2009)

- Directed store operations, P&L performance, and budget development for a \$87 million 22-store district.
- Utilized rigorous gap management strategies to identify operational inefficiencies and implement corrective action plans.

Best Buy | Market Manager / District Manager / Store Manager (1999 - 2007)

- Oversaw all aspects of multi-unit store operations, local marketing, personnel management, and P&L execution of \$463 million 11 store market.
- Championed productivity improvements and operational consultation to maximize service delivery and financial performance.

Target | Regional Operations Facilitator / Store Manager (1983 - 1999)

- Responsible for stores operational performance, cost control, and profit & loss.
- Developed and managed complex, large-scale annual business budgets while executing long-term strategic plans across diverse markets. Developed SOP's and continuous improvement processes.
- Spearheaded operational execution, process improvement, and strategic analysis for a 5-state Western Region.

Certifications & Education

- **Six Sigma Black Belt Certified** – Expertise in process improvement, waste reduction, and strategic problem-solving. Engineering Psychology Certification at Northwestern University.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Diana Pipaloff

I am seeking to continue serving on the HOA Board because I care deeply about our community and want to help guide the Association through a difficult and important period.

My professional background is in health, wellness, business management, and organizational leadership. I have many years of experience managing businesses, overseeing budgets, evaluating expenses, coordinating complex projects, and making thoughtful decisions that balance quality, practicality, and cost. One of my strengths is the ability to organize large amounts of information, understand how the different pieces fit together, and translate complex issues into clear options so that sound decisions can be made.

During my time on the Board, we have completed the Building C stair deck repair, reduced maintenance and laundry expenses, improved internal organization and logistics, and moved meetings to Zoom so that more homeowners can attend and participate.

A major focus of my work has been the long-overdue sprinkler pipe repair and replacement project. I have contacted numerous contractors, researched the history and current condition of the system, identified the appropriate engineering firm to prepare the plans, and helped move the project further forward than it has been in many years. I also prepared a detailed 36-page information packet so that homeowners could better understand the project's history, scope, options, and anticipated costs.

Many of the challenges currently facing the Association developed long before the present Board. My goal is not to assign blame, but to help the community move forward responsibly. This requires careful research, better organization, transparent communication, competitive bidding, and a willingness to work through difficult and sometimes complicated issues.

I would like to continue serving so that I can help complete the projects already underway, address other overdue maintenance needs, improve financial oversight, and ensure that Association funds are used wisely. I am committed to finding the best solutions for the community at the lowest reasonable cost—not simply choosing the cheapest option, but identifying the approach that provides the strongest long-term value.

I believe our community will benefit from continuity, accountability, and Board members who are willing to invest the time required to fully understand the issues. I am prepared to continue doing that work and to help the Association move toward a more organized, financially responsible, transparent, and well-maintained future.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Tracie Thomas

I have been a member of the association since 2013 and have a strong commitment to our community and its continued success. Professionally, I bring over 30 years of experience as an Executive Assistant supporting C-suite executives, where I have developed strong organizational, communication, problem-solving, and leadership skills. In addition, I spent over 6 years overseeing the billing department for an electrical, construction and plumbing company, gaining valuable experience in financial processes, accountability and operational management. As an active homeowner, I regularly attend Board meetings and stay informed about the issues and opportunities facing our community. This involvement has given me a solid understanding of the challenges we face and the importance of thoughtful decision-making. If elected to the board, I will work in collaboration with fellow Board members and homeowners to foster a positive, respectful, and productive community environment. I believe transparency, open communication and homeowner engagement are essential to achieving successful outcomes on projects of all sizes. My goal is to help ensure that community decisions are made with integrity, clear communication, and the best interests of all homeowners in mind. I would be honored to serve our community and appreciate your consideration and support.

No statements were provided by these candidates:

Jon Bradley
Paul Milligan