



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

Seabreeze- Ashley Coleman  
26840 Aliso Viejo Parkway, Ste. 100  
Aliso Viejo, CA 92656

September 8, 2023

A Meeting of the Members will be held as follows:

Date: October 9, 2023  
Time: 4:00 PM  
Location: via zoom.com  
Meeting and zoom info will be posted at: [www.TheHOAElectionGuys.com/zest](http://www.TheHOAElectionGuys.com/zest)  
All mailed ballots should be received by us by October 8, 2023.

This Meeting of the Members is being held to vote on the election of ONE (1) director. 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 Zest Owners Association bylaws define a quorum as "35%" of the voting power of the association, or 14 members. This quorum requirement is lowered to 25% (10 members) at a reconvened meeting. 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. One page of candidate statements

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!**

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### 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**

### **Liana Avakians**

I have been a member of the Sea Breeze association for the past 7 months. I have never been on a board of Directors for an HOA company. I would like to be involved in the community I reside in and be able to help residents with concerns. I work full time as a teacher and have been in the education field for the past 10 years. I have attended the past 2 board meetings via Zoom. My vision for the association is to help everyone feel safe and enjoy living at our Zest community.

### **Jingqing Liu**

I have no experience as a member of the association, But i am happy to do my part on our community . I like to help others, let's build a good neighborhood together !

### **Rachel Troutman**

Hi, my name is Rachel Troutman. I moved in January during phase 1. It has been amazing to watch our community grow and evolve. I have B.S. in biology from UCSB and my Masters in Education. I currently teach 7/8 grade science in WCSD. I have enjoyed teaching 25+ years. If elected I would like to see community communication in the form of a voluntary directory so we have a forum to share challenges and successes. I have great technology skills which can be used for this task. As a board member I would like to help this community come together against crime and be educated how we can better protect ourselves. Since I have been a leader on my school campus I am aware of the importance of our voice. I am trained to work in a collaborative manner with a Board of Directors. Grey ( My Husky) and I are so happy to have found our new home. Together we can make it a peaceful and safe community for us all.