



Solano Verde Ranch Homeowners Association, Inc.

February 13, 2023

Alison Arnold
c/o Lordon Management
300 E. Esplanade Dr, Ste 500
Oxnard, CA 93036

A Meeting of the Members will be held as follows:

Date: March 22, 2023
Time: 5:30 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/solanoverde
All mailed ballots should be received by us by March 21, 2023.

This Meeting of the Members is being held to vote on the election of TWO (2) 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 Solano Verde Ranch Homeowners Association, Inc. bylaws define a quorum as "51%" of the voting power of the association, or 19 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

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)

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Solano Verde Ranch Homeowners Association

c/o The HOA Election Guys - SolanoVerdeFILE
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 the addresses are showing through the windows.
- 6) Mail your ballot (if not provided, make sure you apply postage!)

CANDIDATE STATEMENTS

Ines Chabert

My name is Ines Chabert, I lived in Somis community since 2012 and I have been devoted, dedicated to the HOA board of our community since 2017. The commitment of my time to participate to the wellbeing, the maintenance, the development, the enhancement of our community.

Since 2017, I have missed one board meeting as I was ill, despite my travels overseas.

I am still a board member in an estate firm in France dealing with several meetings per year, decisions making, although I reside most of the time in Solano Verde community.

I would like to continue to be useful, as well as having the pleasure to serve my community in any possible ways, to improve the quality of life that we all cherish here in the Solano neighborhood, and community.

I would love to continue sharing and participating in collective effort towards keeping, maintaining and enhance the values of our properties.

My Values: Commitment, Dedication, Determination.

Ines Chabert



David Scheinfarb

No statement was provided by this candidate.