



Monticello at Rancho Indio Homeowners Association
 c/o The HOA Election Guys, Inc
 27472 Portola Pkwy #205-412
 Foothill Ranch, CA 92610

Vintage Group - Gloria Lopez
 74760 Highway 111, Suite 106
 Indian Wells, CA 92210

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. **One double-sided page** 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 11, 2026

A Meeting of the Members will be held as follows:

Date: June 15, 2026 (All mailed ballots must be received by us by June 14, 2026)
 Time: 3:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/monticello)

If you do not have the ability to access zoom, the following physical location will be available with a device to access the zoom meeting: **Vintage Group - 74760 Highway 111, Suite 106, Indian Wells, CA 92210**

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, the Monticello at Rancho Indio Homeowners Association Bylaws Article 5, Section 5ii states: "In the case of a membership meeting or written ballot called or conducted for any other purpose, there shall be no quorum requirement unless specifically required by California law."

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!**

Vintage Group - Gloria Lopez
 74760 Highway 111, Suite 106
 Indian Wells, CA 92210

Monticello at Rancho Indio Homeowners Association
 c/o The HOA Election Guys - MonticelloII_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)

Matt Clark

I am proud to call this community home for the past five years and would be honored to serve on the board. As I begin starting a family here, I am deeply invested in our community's future and committed to helping it remain a safe, welcoming, and thriving place for everyone. I look forward to listening to residents and contributing thoughtful, balanced decisions that support our shared goals.

Krista Kelley

My name is Krista Kelley, and I've been a homeowner in the community since 2017 and currently serve on the HOA Board. My husband and I both work in real estate from home, giving me daily exposure to property values, contracts, and market trends that directly impact our community. During my time on the Board, I've focused on maintaining strong financials, supporting the upkeep of the community, and contributing to consistent, fair decision-making. I'm seeking re-election to continue that work, with an emphasis on protecting property values, keeping the community well maintained, and ensuring clear, straightforward communication with homeowners. I'm also available to discuss community matters and hear concerns when they arise. Monticello II is a strong community, and I'm committed to helping preserve its integrity moving forward.

Traci McCartney

Hi neighbors,

My name is Traci McCartney, and I'd love the opportunity to serve on the Monticello II HOA Board.

My family and I have lived in this community for almost 23 years, and as original homeowners, Monticello II has truly been home through so many seasons of our lives. For a long time, I was focused on raising my daughters and growing my career, but now I'm at a point where I have the time—and the desire—to be more involved and give back to the neighborhood that has given us so much.

In my professional role as a Customer Success Manager, I spend my days communicating, problem-solving, and working with different perspectives to find solutions. I'd bring that same approach to the board—listening, being thoughtful, and focusing on what's best for our community as a whole.

I care about keeping Monticello II a place we're all proud to call home, and I'd be honored to contribute in a more meaningful way.

Thank you for your consideration,
Traci

CANDIDATE STATEMENTS
(Additional statements on reverse)

Jess Lucia

Date: 03/ 26 /2026

Name: Jess Lucia

Address: 43805 Philadelphia Ave, Indio

Home phone: 760-899-2906

Email: jlucia53@yahoo.com

Greetings Homeowners Association members,

My name is Jess Lucia, and I am excited to announce my candidacy for a position on the Monticello II, Rancho Indio Board of Directors.

For those of you who dont know me, I have lived in the community since 2015 and am seeking a third term on the board. Serving on the Board of Directors has been an honor for me these last few years and I wish to continue working and improving everything in our community.

The Board plays a crucial role in making decisions that affect the quality of life in our community. Responsibilities include overseeing community operations and activities, and budgeting finances. Working together with our management team and fellow board members is crucial. My priorities are simple. Safety within our community and Protecting our property values.

I know what the job entails. I feel confident that my experience will continue to serve the community and its interest. Your vote matters. I thank you for your consideration.

Jess Lucia

Debbie Nelsen

My name is Debbie Nelsen, and I am running for a position on the Monticello II HOA Board.

My wife and I moved into the community in 2023 after retiring from Seattle Public Schools. Since then, we have enjoyed learning about our community and neighbors, exploring the beautiful desert surroundings, and becoming volunteers at the Living Desert Zoo and Gardens.

I believe that my 30 year career as a school administrator has provided me with the skills and knowledge I need to be successful in this role on the board. My success was due to my ability to listen to various perspectives in my community, openly discuss concerns, and work together to develop an action plan that best met the needs of the community as a whole.

If elected, I will work with neighbors, the members of the board, and the management team to continue to strengthen our Monticello II community for owners and renters alike by focusing on issues of safety, common community expectations, and building a positive neighborhood.

I thank you in advance for your vote.

Debbie Nelsen

CANDIDATE STATEMENTS
(Additional statements on reverse)

Amy Spittle

Greetings Monticello II Neighbors,

Thank you in advance for your consideration. I would be honored to serve on the Board of Directors again. I had the privilege of serving during the 2023 and 2024 term. During those two years, we successfully changed the immediate towing policy to a more accommodating three-warning approach. I was also actively involved in researching asphalt vendors and advocating for a qualified local company, helping support a more cost-conscious decision for our community. Before my term ended, I dedicated many hours to researching and assisting with the selection of our current management company.

During my time on the Board, I was highly involved and attended every meeting. That experience reinforced the importance of giving this role the time and attention it deserves. When I started a new job last year, I was not sure I could make that commitment, so I chose not to run in the last election. Since then, I have attended several HOA Zoom meetings to stay informed on community matters and homeowner concerns. Now, with more than a year in my current role, I feel confident in my ability to return and serve with the time, energy, and dedication our community deserves.

Professionally, I serve as Vice President of Marketing for a golf course management company. Through my experience, I understand the importance of communication, transparency, fairness, compassion, and being a good neighbor.

Personally, I am a Michigan native and a proud graduate of Arizona State University. My hubby is a former U.S. Marine and a handyman with experience in city permitting. We are both animal lovers, enjoy the outdoors, and care deeply about helping create a neighborhood where people feel respected, informed, and proud to live.

If elected, I would like to propose a specific term-limit rule for Board of Director seats such as: *“Directors may serve no more than two consecutive two-year terms, unless there are not enough qualified candidates to fill the open seats.”* I believe this would serve the community well by creating opportunities for new ideas, encouraging more neighbors to get involved, and supporting a healthy balance of continuity and renewal in Board leadership.

I look forward to meeting more of you, sharing helpful information, and hopefully serving our community again. Thank you.

Cordially,

Amy Spittle Philadelphia Ave. Monticello II homeowner since 2019

CANDIDATE STATEMENTS
(Additional statements on reverse)

Monica Telles

My family and I have been part of the Monticello II community since 2004, and we were among the original homeowners in Phase II. This community has been home to us for over 20 years, and I care deeply about maintaining its quality, stability, and sense of neighborhood.

I have served on the Board over the years in different capacities, with approximately 19 years of involvement. During that time, I have remained committed to clear communication, consistent decision making, and protecting the long-term interests of all homeowners.

Professionally, I bring over 30 years of experience in local and federal government, where I have worked in community planning, housing, and public service. My work has always centered on fairness, accountability, and making sure processes are followed in a way that serves the broader community.

I understand that enforcing community standards can sometimes be unpopular, but it is necessary to ensure fairness for all homeowners. At the same time, meaningful changes happen when homeowners participate, bring forward ideas, and work through the proper channels. My vision for Monticello II is a community that is well maintained, financially sound, and guided by respectful, solution-focused communication. I believe we are strongest when homeowners feel heard and are willing to engage constructively.

If elected, I will continue to support transparency, consistent enforcement of our standards, and responsible financial stewardship, while encouraging a positive and respectful environment for all residents.

I attend Board meetings regularly and stay actively involved to ensure continuity and follow-through on community matters.

Thank you for your consideration and your vote.

Percy Chavarri

No statement was provided by this candidate.