



## Hidden Gate Homeowners Association

March 8, 2023

SUSAN ELMORABIT - Action Property Management  
1250 CORONA POINTE COURT SUITE 404  
Corona, CA 92879

A Meeting of the Members will be held as follows:

Date: April 24, 2023  
Time: Registration and Polls Open at 6:30 PM  
Location: Woody's Classic Grill, 22400 Barton Rd. Suite #1, Grand Terrace, CA 92313

This Annual Meeting of the Members is being held to vote on the election of THREE (3) directors, each for a two-year term. 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 Hidden Gate Homeowners Association bylaws define a quorum as "a majority" of the voting power of the association, or 28 members. This quorum requirement is lowered to 25% (14 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.

All mailed ballots should be received by us by Saturday, April 22, 2023. The Inspector will attend the meeting over zoom; therefore, ballots cannot be submitted at the meeting. Be sure to mail in your ballots to arrive by April 22.

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 – there are statements on BOTH sides of this page

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)  
SUSAN ELMORABIT - Action Property Management  
1250 CORONA POINTE COURT SUITE 404  
Corona, CA 92879

**Hidden Gate Homeowners Association**  
c/o The HOA Election Guys - HiddenGateFILE  
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)

**Marshall Avila**

*No statement was provided by this candidate.*

**Graciela Flores**

**A. Goals and Objectives for the Board of Directors:**

*For the board to continue to keep the maintenance and landscaping within our community in great shape. To listen to our community's concerns and implement any changes as necessary.*

**B. Community Association Experience:**

1. *2 yr member of Hidden Gate HOA*
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**C. Civic Organizations and Positions Held:**

1. *none*
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**D. State why you should be elected to the Board of Directors.**

*I have been on the HOA board for 2 yrs and want to continue to work with the board and residences of our community. The last 2 yrs I have been hands on to make sure the maintenance of our buildings and landscaping are well maintained.*

**CANDIDATE STATEMENTS**  
**(Additional statements on reverse)**

**Valerie Krchnavi**

*No statement was provided by this candidate.*

**Nina Mohammed**

**A. Goals and Objectives for the Board of Directors:**

- Make sure HOA is FHA approved to qualify for FDIC loans so that should we choose to sell we don't have to be dependent on only CASH buyers.
- Make sure our community is safe and inclusive of all members
- Increase or at least maintain the value of our homes, even as there will be another shift in the Real Estate market.
- Serve the needs of our members and community by being open to suggestions and feedback.

**B. Community Association Experience:**

1. First served on Hidden Gate HOA Board of Directors in 2015, and served for many years intermittently.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**C. Civic Organizations and Positions Held:**

1. City of Grand Terrace - Economic Development / Assistant City Manager Administrative Intern (2014 - 2015)
2. Inland Empire Biking Alliance (Bicycle Advocacy Group) - Executive Director (2015 - 2017)
3. College Legal Clinic (Legal Aid to low-income community) - Executive Director (2010 -2012)
4. \_\_\_\_\_
5. \_\_\_\_\_

**D. State why you should be elected to the Board of Directors.**

I moved back to my home in May of 2022 and would like to connect with my neighbors again. I would like to serve our on the board again as means of serving our community in making sure all of our needs are met.  
As well as hopefully work towards getting more fun activities and engagment within the community.  
Lastly, to make sure that decisions that are made are to the benefit of our community and will help in establishing higher equity in our homes.