



Costa Pacifica Community Corporation

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

Judith Pallares Hulsey
Huntington West Properties, Inc.
P.O. Box 1098
Westminster, CA 92684

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 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.

January 5, 2026

A Meeting of the Members will be held as follows:

Date: February 9, 2026 (All mailed ballots must be received by us by February 8, 2026)
 Time: 12:00 PM (Noon)
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/costapacifica)

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: **The HOA Election Guys – 22521 Avenida Empresa, Ste 120, Rancho Santa Margarita, CA 92688**

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 Costa Pacifica Community Corporation bylaws define a quorum as “51%” of the voting power of the association, or 10 members. This quorum requirement is lowered to 20% (4 members) at a reconvened meeting. 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. Please return your ballot so that we can meet quorum!

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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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

Susan DeRoo

I, David DeRoo, member for 5 years and former director, nominate Susan DeRoo for board director. Susan is a smart, savvy organizer and will be a great addition. With an eye for design and layout she can assure our community is looking great. A former public school teacher is a fantastic organizer and leader of groups. First Susan wishes to increase attendance at the board meetings by moving the meeting time to a more attendance friendly time. Susan wants to move our landscaping toward a more wafer conservative approach and therefore reduce our landscaping maintenance costs. Susan is great concerned about our monthly HOA dues and will work to lower costs. Susan is able to meet for every board meeting without issue. Susan has served on multiple driving committees as well as public facing meetings during her professional career. Thank you,
Dave