

**Tesoro Homeowners Association**

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

Elizabeth Terry
Seabreeze Management Company
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

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. Three pages 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.

October 30, 2025

A Meeting of the Members will be held as follows:

Date: December 8, 2025 (All mailed ballots must be received by us by December 7, 2025)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/tesoro)

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 Tesoro Homeowners Association bylaws define a quorum as “33⅓%” of the voting power of the association, or 60 members. This quorum requirement is lowered to 20% (36 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!**

Elizabeth Terry
Seabreeze Management Company
26840 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

Tesoro Homeowners Association

c/o The HOA Election Guys - TesoroFILE
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

Nina Jafari

As a dedicated resident and practicing attorney, I am honored to submit my candidacy for the HOA Board. With a strong background in law, negotiation, and community governance, I bring both professional expertise and a personal commitment to maintaining and improving the quality of life in our community.

Since moving into Tesoro, I have personally remodeled my residence and gained first-hand knowledge of the architectural approval process. This experience, combined with my legal background, positions me well to help streamline and support homeowners through the process while ensuring that Tesoro maintains its beautiful appearance and strong property values.

My experience as an attorney has given me a deep understanding of contracts, compliance, and conflict resolution—skills that are vital to ensuring our HOA operates fairly, transparently, and in the best interests of all homeowners. I believe in fostering collaboration, protecting property values, and making thoughtful, fiscally responsible decisions that balance short-term needs with long-term sustainability.

If elected, I will prioritize:

Transparency & Accountability – Clear communication of board decisions and open dialogue with residents.

Financial Stewardship – Responsible management of HOA funds to preserve and enhance our community's assets.

Community Engagement – Creating opportunities for residents to be more involved and heard in decision-making.

Conflict Resolution – Applying my legal background to resolve disputes fairly and constructively.

I am passionate about building a strong, inclusive, and vibrant community where every resident feels respected and represented. It would be my privilege to serve on the HOA Board and contribute my skills to making our neighborhood the best it can be.

Respectfully,
Nina Jafari, Esq.

CANDIDATE STATEMENTS

Madison Mapes

My name is Madison Mapes. I have had the privilege of calling Tesoro home for the past eight years. Tesoro has been more than just a neighborhood for me, my husband, and our two dogs, Benji and Layla. It is the community we have chosen to invest in and build our lives around.

Professionally, I serve as Associate General Counsel, Corporate at Meta (formerly Facebook) and prior to that I worked at Latham & Watkins where I advised public and private company boards on governance and decision-making. While I have not yet served on the Tesoro Board, I have regularly counseled boards of directors or executive leadership teams on complex matters, which has given me extensive experience in corporate governance, strategic decision-making, and balancing the interests of diverse stakeholders. I believe these skills would translate directly into helping Tesoro's board make thoughtful, well-informed decisions for the long-term benefit of our community.

My vision for Tesoro is rooted in preserving and enhancing the qualities that make it such a special place to live. I believe the Board should serve as a resource for homeowners, making decisions efficiently while remaining mindful of the community's character and long-term value. This means approaching each issue not just with an eye toward short-term fixes, but with a focus on maintaining and improving the overall aesthetics, property values, and sense of belonging we all share.

If elected, I will bring diligence, transparency, and a collaborative approach to board service. My goal is to ensure that decisions are made quickly, thoughtfully, and always with the best interests of Tesoro in mind. I am deeply committed to this community, and I would be honored to contribute my professional expertise and personal investment in Tesoro's future as a member of the Board.

Thank you for your consideration.

-Madison Mapes

CANDIDATE STATEMENTS

D Valentine

I am seeking the opportunity to continue serving as a Director on the Tesoro Board because I am deeply committed to preserving the high standards, safety, and quality of life that make our community exceptional. Since becoming a homeowner in Tesoro in 2019, I have been actively engaged in supporting and advancing our shared interests, serving on the Board and as a member of the Safety and Security Committee since 2020.

With over 25 years of professional experience in emergency planning, safety, and risk mitigation, I bring a proactive, solutions-focused approach to Board service. My work in both leadership and community roles has allowed me to address resident concerns, implement safety enhancements, and promote initiatives that protect property values and foster a welcoming neighborhood.

While Tesoro has made remarkable strides, there are still opportunities to make our community even stronger. My priorities for the upcoming term include:

- Continued enhanced Security: Implementation of a ecologically friendly flora to deter intruders
- Safety & Preparedness: Improved fire barrier protections along open spaces adjacent to our community.
- Infrastructure Improvements: Environmentally friendly, cost-saving streetlight replacements.
- Traffic & Parking Management: Measures to promote safer driving and responsible parking throughout Tesoro.

I am continually inspired by the Board's dedication and the collaborative spirit of our residents. If re-elected, I will remain committed to being a responsive voice for the community, fostering open communication, and ensuring that every decision reflects Tesoro's best interests—both now and for the future.

I respectfully ask for your vote to continue building on our community's progress and protecting the qualities that make Tesoro a place we are proud to call home.