



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

Richard Bruce
HOA Management
915 South Idaho Street #46
La Habra, CA 90631

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.

February 7, 2025

A Meeting of the Members will be held as follows:

Date: March 13, 2025 (All mailed ballots should be received by us by March 12, 2025)
Time: 5:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/broadway)

Physical location to attend 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 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, a quorum of the membership must return a ballot, or attend the meeting.

The Broadway Villas, Inc. bylaws define a quorum as "a majority" of the voting power of the association, or 11 members. This quorum requirement is lowered to 20% (5 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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HOA Management
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Broadway Villas, Inc.
c/o The HOA Election Guys - BroadwayVillasFILE
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)

Calvin Sparks

- 1) How long have you been a member of the association? One year
- 2) If you are currently on the board - how long have you been in this role? Any accomplishments you want to point out? No I'm currently on the board.
- 3) What is your background? I have over 11 years of management in my profession and also I serve as the Senior Pastor of a local ministry that has existed now for five years
- 4) What is your vision for the Association? My vision for the association is simple progression ,peace, respect, and harmony , let me explain first progression meaning that always coming up with innovative ideas to better our community from community activities to maintenance developments here at the Broadway Villas . Next peace meaning the safety of those in this community. If we continuously to improve on the safety of our community from security like consistent updates on our gates and doors even posting signs to regulate traffic within our community. It will create a sense of security and safety and now you have peace. Next respect, understanding that not everyone here owns and that there, but there's still a level of respect that we must give to each other as we live in this community and this community grows like for instance, consistent open door policies being comfortable and open about, issues, and problems with one another and created an environment that allows everyone in the community to speak on come up with a mature solution, instead of getting other parties involved, the respect for each other here will be better and stronger , and finally harmony that is the equal to this formula progression Peace respect will equal harmony.
- 5) What do you hope to accomplish as a board member? I hope to accomplish the plans and ideas that we come up with. I'm a man of action, not words if we're going to do something. Let's do it there we communicate and once we come to a solution, we keep going until we finish what we started.
- 6) How regularly do you attend board meetings? We have not had a board meeting since I've been here or better yet. It wasn't effectively communicated to me.
- 7) Have you ever served on a Board of Directors before (for an association, non-profit, company)? Yes I've served as a board member in my church and even in the organization that my church belongs in.

CANDIDATE STATEMENTS
(Additional statements on reserve)

Martha Chavez-Rosa

Incumbent

Veronica Collins

Incumbent

David Oropeza

Incumbent