



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

Cristina Candelori, c/o Common Interest
319 Diablo Road Ste. 103
Danville, CA 94526

August 9, 2023

A Meeting of the Members will be held as follows:

Date: September 14, 2023
Time: 6:30 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/villamoraga
All mailed ballots should be received by us by September 13, 2023.

This Meeting of the Members is being held to vote on the election of FIVE (5) 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 Villa Moraga Association bylaws define a quorum as "50%" of the voting power of the association, or 25 members. This quorum requirement is lowered to 25% (13 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.

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

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

William E. Motzer

I have served on the HOA Board and wish to continue serving the HOA. My goals as a Board member is to continue providing service to the HOA community and aid and support the directors and HOA owners where needed, and work with the CIMS company and subcontractors to make Villa Moraga living experience rewarding and enjoyable.

Ralph Nefdt

My wife and I have owned 1369 #A Camino Peral (Villa Moraga) since 2013. Our daughter is the full time occupant of this unit.

I have recently retired (as managing partner at an international CPA firm) and have more time available to contribute to other issues of interest, such as our Villa Moraga HOA. I currently also serve as a director on the Board of Directors at Moraga Country Club HOA.

Areas I am likely to focus on include governance, fiscal discipline, risk management and long-term value protection for our owner members.