



November 16, 2022

Attention All Members:

A Meeting of the Members will be held as follows:

Date: December 19, 2022

Time: 6:00 PM

Location: via Zoom – AND –
in person at Consensys Property Management
1380 S. Anaheim Blvd. Anaheim CA 92805

Meeting info and zoom link will be posted at: www.TheHOAElectionGuys.com/cobblestonecreek

This Meeting of the Members is being held to vote on the election of FIVE (5) directors.

For the election to be held, a quorum of the membership must return a ballot, or attend the meeting.

The Cobblestone Creek Homeowners Association, Inc bylaws define a quorum as “25%” of the voting power of the association, or 15 members.

Enclosed with this notice is your Official Ballot - please return your ballot so that we can meet quorum!

Instructions:

- 1) Cast your vote(s) on the enclosed ballot.
- 2) Insert ballot into the yellow Secret Ballot Envelope.
DO NOT MARK THE YELLOW ENVELOPE
DO NOT MARK THE BALLOT EXCEPT TO CAST YOUR VOTE
- 3) Insert the sealed Secret Ballot (yellow) Envelope into the provided white envelope which is addressed to Cobblestone Creek Homeowners Association, Inc care of the HOA Election Guys
- 4) **SIGN THE LEFT-HAND CORNER OF THE WHITE ENVELOPE!!!!**
(Your vote will not count if you do not sign the envelope)
- 5) Seal and mail – return postage has already been applied. Mailed ballots must be received by December 18, 2022.

The envelopes are already pre-addressed with our return address (and our address is also reflected on the footer of this letter).

If quorum is not reached at this meeting, the members in attendance at the meeting can vote to reconvene the meeting to a later date. In this case, the deadline for receiving ballots will be extended as well.

If you have any questions, please do not hesitate to contact your association’s Inspector of Elections, The HOA Election Guys, Inc. an independent third-party as required per CA Civil Code.

The HOA Election Guys, Inc can be reached at (888) 380-3332 or by email at info@thehoaelectionguys.com

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.

The HOA Election Guys, Inc
27472 Portola Parkway Suite 205-412
Foothill Ranch, CA 92610

CANDIDATE STATEMENTS

(Additional statements on reverse)

Keith Caires

Hello, I've been an Owner here since 2003 and I'm currently serving as VP. I had a prior term on the Board about 10 years ago as a Mbr-at-Large. I care about our complex. I'm retired from the military and will now pledge my service-based lifestyle to the betterment of our Association and our complex. My motto is, "Say what you do and do what you say." I support transparency and reasonable decision making in lieu of oppressive management. Please consider giving me your vote for Association Director. Thank you!

Tina Coe

I have a background working as a PepsiCo district manager for 10 years; 5 years of this experience was working as the Business Finance Manager for the Texoma Region. I oversaw budgets, profit and loss, and personnel for 12 zones. This opportunity gave me the knowledge to manage large financial accounts. Currently, I'm a licensed Realtor and a Mortgage Loan Officer, licensed through the NMLS. I work daily on financial matters associated with real estate and properties. I believe this experience has prepared me to perform the duties of our HOA Treasurer on the Board of Directors. I strongly believe that we need to maintain the value of our property and managing our association money is a priority towards that goal. As Treasurer, I will make sure our money is correctly managed to protect our investment. In collaboration with Consensus Property Management, I will work diligently to maintain transparency about our finances.

Claudia Rodriguez

I have been a member of CCHOA since November 2004. I am a School Psychologist and Realtor and have an extensive background in leadership throughout my career. I am currently the President of my employee association and have held the position of Bargaining Chair for our unit for over 10 years. Currently, I am the Member at Large for CCHOA, elected by the Board of Directors in January 2022 to fill a vacancy that was unfilled for a long period of time.

My vision as a Director of the Board is to continue the improvements that the current Board has put into motion. I value communication and transparency in organizations and will strive to make this an important value for our Association. I also pledge to work collaboratively with other Board Directors and Consensus Property Management and support accountability for all.

CANDIDATE STATEMENTS

(Additional statements on reverse)

Jorge Ledezma

Greetings Cobblestone Creek Homeowners Association Members,

My name is Jorge Ledezma, and I'm excited to announce my candidacy for a position on the HOA Board of Directors. My goal is to work with the other members of the board and volunteers, as well as the management team, in order to keep Cobblestone Creek a wonderful place to live.

I have lived in Unit 57 for six years and have thoroughly enjoyed my time here. I have a loving spouse to whom I have been married for five years and a beautiful 13-month-old son.

I believe my background as a high school teacher and technology director makes me the best candidate for the job. HOA board members must know how to plan, deal with disputes, discuss and carry out ideas, and listen to the residents. I have also previously served on the HOA Board when I volunteered to fill a seat vacancy in 2020. Since joining the board, I have worked hard to increase board communication and transparency, launching the current HOA website, creating the Next Door online group, and helping the board organize through technology adoption.

These are my goals for the community:

1. Figure out a long-term and sustainable solution for the creeks.
2. Increase security around the complex
3. Prioritize maintenance and repairs
4. Continue to increase transparency and communication.

If you like me and believe in my goals, please vote for me in the next HOA Board of Directors election! Thank you!

Pamela Rodgers

No statement was provided by this candidate.