

CANDIDATE STATEMENTS

(Additional statements on reverse)

Candidate Statement for Joe Barrett

I have been a member of Coyote Hills Bluffs Homeowner Association for more than 30 years. I've been on the board of directors for many of those years. I am currently a member of the association's board of directors. I am serving as the association's treasurer.

I can report our finances are in good condition and our reserves are in fair condition and on track to be fully funded.

The brunt of the Covid pandemic hit during my current tenure. Covid was disruptive in general, including to activities and services within the association. During the period the pool was closed by order of the Orange County Department of Health (OCDH) the board took advantage of the pool closure by authorizing renovation of the pool restrooms. To everyone's delight the pool was reopened in June 2021 in compliance with OCDH guidelines.

Our trees are one of the association's most appealing assets. We trimmed our trees in March of this year and several trees were removed based on the decision of the board as recommended by the association's arborist. My personal preference is to take a conservative approach to removing trees. However, from time-to-time trees represent a hazard to residents and property. Prudence requires hazardous trees be removed.

I am on the association's landscape committee. I worked on a pilot program for refurbishing the landscape beginning in late 2020. Along with several miscellaneous plantings throughout the association, the board approved four plantings at different residences within the association. The committee has some concerns in that some results have been disappointing. We currently have two additional projects on hold as the landscape committee works with our landscaper to address the committee's concerns with the pilot program and the other plantings.

California appears to be entering another severe drought. I am concerned the association will be required to limit landscape irrigation this summer. In 2015/2016 our landscape was damaged as much by the poor decisions of a prior management company and prior board as by the drought itself. I will work to ensure this board's approach to drought conditions results in the least damage to our landscape that any water restrictions might cause. The damage to the landscape in 2016 didn't need to happen.

I hope to continue helping make our Coyote Hills Bluffs a better place to live and call home.

Please give your vote to Joe Barrett.

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Martin Barrett

My name is Martin Barret and I have been a homeowner in the Coyote Hills Bluffs community for over 20 years. I have an extensive background in accounting and finance and I am currently the CFO of a privately held company in Orange County. I also have significant experience serving on an HOA board as I currently serve on an HOA board in Las Vegas and have held that position since 2011.

My interest in running for the board is twofold: (1) protect the investments we have all made in our homes by ensuring reasonable and proper maintenance of our community; and (2) ensuring sound financial and fiscal policies continue to be maintained for the betterment of the community and financial viability of our community.

I thank you for your consideration.

Sincerely,
Martin Barrett

William Contresceri

Hello Coyote Hills Bluffs homeowner. I've been a member of our association since 1998 and have served as a director for all but 3 of those years. I am currently a member at large and have served every role except for Treasurer. My profession is dual role where I am primarily an IT Consultant and also serve as a senior ranking military reservist. By contiuing to serve on the board of directors, I would like to see the board plan for a cost-effective landscape overhaul for areas that were impacted by the drought. I will continue to keep a close eye on our trees making sure that they are trimmed on time and safe for all homeowners. I will continue to monitor our vendors and make sure they are providing service as per their contract and cut costs when mutually agreed upon by the directors. I can honestly say that I attend all board meetings on a regular basis and regularly provide feedback as well as suggestions as required. Please cast a vote for me and I pledge to continue to look out for the best interest of our homeowners association. Have a fantastic summer. Sincerely - William Contresceri

Ellie Pai

Joining the Coyote Hills Bluffs HOA board is important to me because I want to help our community grow both esthetically and financially. I have previous experience as an HOA President in Los Angeles, CA, (Chenault Villas). I am bilingual in English and Korean which may also help Korean homeowners to engage in the community more. I intend to attend every monthly board meeting as I feel it's important to be aware and help your community if possible.

Matthew Rexroad

Purchased our condo at the first of this year, would like to become active in the community and get to know all the members. I have never served on a board