



Saint James Place Homeowners' Association

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

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
- * *No candidate statements were provided*

Common Interest - Katy Moyer
262 East Hamilton Ave Suite D
Campbell, CA 95008

April 29, 2026

A Meeting of the Members will be held as follows:

Date: June 11, 2026 (All mailed ballots must be received by us by June 10, 2026)
 Time: 11:00 AM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/saintjames)

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: **Common Interest – 262 East Hamilton Ave, Suite D, Campbell, CA 95008**

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 Saint James Place Homeowners' Association bylaws define a quorum as "one-third (1/3)" of the voting power of the association, or 20 members. This quorum requirement is lowered to 20% (12 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!**

Common Interest - Katy Moyer
262 East Hamilton Ave Suite D
Campbell, CA 95008

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!)

Saint James Place Homeowners' Association

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

CANDIDATE STATEMENTS

No statements were provided by these candidates:

- **Ronald Chiri**
- **Martin C. Valenzuela**



A Note from The Inspector of Elections:

After the nomination period closed, we received a nomination from the member below. As this nomination came in after the nomination period had closed, we are not able to print their name on the ballot. You can vote for this member by writing their name on the ballot, and casting vote(s) as you would for any of the other candidates. Please note that this member, or any other write-in candidates, would need to be nominated from the floor of the meeting to be elected to the board.

- **John Ruffner**