



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

Progressive - Antonia Papadatos
1290 N Hancock St Suite 103
Anaheim, CA 92807

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 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.

July 9, 2026

A Meeting of the Members will be held as follows:

Date: August 18, 2026 (All mailed ballots must be received by us by August 17, 2026)
Time: 6:30 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/keeler)

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: **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, the Keeler and Elliott, Inc. Bylaws 4.06 (e) states: "All votes shall be counted and tabulated by the Inspector in public at a properly noticed open meeting of the Board of Directors or Members. A quorum need not be present at such meeting." Thus, there is no quorum requirement for this meeting.

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

Mary Damiani

I have been a member of the association for roughly 14 years. Although, currently not a board member, I have previously filled the role for around four years. My vision is to improve communication and unity between the home owners. I would do this by consistently asking the owners their ideas to improve and repair the necessities of the buildings. I would like to use my previous experience as a Board member to aid in the current issues we are facing now.

Marci Johnson

No statement was provided by this candidate.

Sandra Leiva

I have been a member of the association for 14 years.

I previously served on the board and would be honored to contribute to the community again.

My vision for the HOA is to maintain a clean, safe, and well managed community where residents feel respected and informed

Christina Trinh

No statement was provided by this candidate.