



Laurelmont Community 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
4. One double-sided page of candidate statements

Otis HOA Management
23120 Alicia Parkway, Suite 215
Mission Viejo, CA 92692

January 16, 2024

A Meeting of the Members will be held as follows:

Date: February 16, 2024
Time: 12:00 PM Noon
Location: via zoom.com

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

Pursuant to CA Civil Code 5120, members are welcome to attend the physical office of The HOA Election Guys (17 Spectrum Pointe Suite 504, Lake Forest, CA 92630) to witness the counting and tabulation of the votes.

All mailed ballots should be received by us by February 15, 2024.

This Meeting of the Members is being held to vote on the election of **TWO (2) directors**.

This Meeting will also be held to elect **ONE (1) delegate** to the Aliso Viejo Community Association (AVCA).

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

The Laurelmont Community Association bylaws define a quorum as “a majority” of the voting power of the association, or 99 members. This quorum requirement is lowered to 25% (50 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!**

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Mission Viejo, CA 92692

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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
(Additional statements on reverse)

Steve Button – Board of Directors Candidate

Dear Members,

I have decided to run for re-election to serve on the Laurelmont Community Association Board of Directors. We have made a tremendous amount of progress in the last two years but there is still much more to accomplish. Prior to becoming a director, our community was not being adequately maintained, promises to complete major projects were unnecessarily delayed, and fees were continuously going up. We were actually paying more and getting less which I found completely unacceptable.

Along with the hard work and dedication of some of my colleagues, we have been able to fulfill the broken promise of the past by getting our dilapidated roofs replaced, we completed a major wood replacement and paint project, proactively maintained our grounds to mitigate expensive repairs to our infrastructure. We re-gained access to all our reserve funds as we had over \$3MM previously unprotected and uninsured. We finally put our reserve funds to work making nearly \$60k in 2023 and projections for 2024 are set at \$70k which is nearly \$30 a month per member. In short, we have provided more services, completed over due projects, and reduced our monthly fees from \$479.85 to \$370 while maintaining a healthy 126% funded reserve balance.

I encourage all of you to vote, it really does matter who we entrust to manage our community. It has been a pleasure being of service to our membership and if you believe that we are heading in the right direction I would ask that you express your support with your vote.

Thank you,
Steve

Laurelmont Community Association

David Gerson– Board of Directors Candidate

My name is David Gerson. My wife, Vicky, and I have lived in Laurelmont for almost 3 years. I have been a practicing attorney for many, many years, and have been on the Board of Directors for the Laurelmont Community Association for almost 2 years. I was part of the Board of Directors that got the new roofs installed, the painting of the community done, the tree projects done, and the Dues lowered two years in a row – all without a drop in service. We have a Board of Directors now that focuses on Community needs and conserving Community assets.

I am a firm believer in transparency, responsibility, accountability and honesty. I believe that any problem can be solved if people are honest about defining it, clear on their plan or solution and transparent in their work to achieve the goal.

I've enjoyed working with the current Board of Directors and considerate it a privilege to serve the Community.

Please vote for me to stay on the Board and to continue to work for you. Thank you for your consideration.

Gisela Folding – AVCA Delegate Candidate

I have been Laurelmont's delegate to AVCA for the past year and would like to continue to represent our association in this capacity.

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.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Alex Longtine – Board of Directors Candidate

For those who don't know me, my name is Alexander Longtine and I reside at 81 Primrose. After growing up on a small ranch in North Dakota, where I learned the importance of family values, hard work, and taking care of what is most important to me, I began my lifelong learning and decided to become an electrician. Upon further dedication to my learning, I became an electrical technician which taught me patience and precision. Even further perseverance in my educational goals I earned my bachelor's degree in mechanical engineering in 2014, and I earned a position as a design and simulation engineer for Toyota Racing Development in their NASCAR engine department. This position taught me the importance of teamwork, working with multinational contractors, fine attention to detail, and to demonstrate an even keel in my demeanor, which are vital to being a board member.

In 2014, I moved to California. In 2022, my family (wife and 2 kids) and I decided to move from Huntington Beach to Aliso Viejo. This is when I became a member of the Laurelmont Community. Upon moving in, I instantly noticed that the Laurelmont Community is located in an interesting area. It is considered a private neighborhood but has limited privacy. With neighboring communities almost connected directly to our community, many people, other than our Laurelmont residents, are found wandering our streets and green patches, using them as personal recreational areas, walking paths, and dog parks. As a father of a toddler and a 10-year-old, sometimes this has been concerning as these areas in our private community have been used as questionable activity areas, smoking spots, party parking areas, and overnight rest areas. Sadly, I feel these security concerns have only been approached by a couple board members. I would like to become a board member to help turn our 'private' community into a truly private community.

With multiple ethnicities and cultures living here, our community is very diverse. I believe many of the current rules are quite antiquated and were created in an era that did not expect such diversity to flourish. This is why, as a board member, I would like to revisit and hopefully update some of our rules in order to have them be more representative of the current times.

Lastly, something I wanted to bring to the attention of the residents is the accountability of the contractors who are hired by the board. Whether it is to hold them responsible for EPA violations, foul language used during work on the grounds, quality of work done, or ownership of repairs that are needed when they fail to produce the quality of work that our neighborhood deserves, if elected, I plan to make that a priority of mine. As an engineer in the racing industry, I routinely work with manufacturers and contractors from international corporations to achieve the highest quality products in the least amount of time possible, and as a board member I want to hold our vendors accountable for the work they promise to do in our community with the same speed and precision. This will be a lot of extra work, but I am willing to put in the time to ensure our property is maintained properly.

This will not be an easy process as many of these changes must start from the original architectural guidelines to the transparency of the board itself. If I am chosen as a board member, I will work towards these goals with energy and contemporary ideas in an effort to bring our Laurelmont Community from 1986 into the current millenia. I plan to implement all that I have learned through my time on the small ranch in North Dakota and all the positions I have held until now in order to help others begin to take more pride in the ownership of this community and truly allow it to flourish in ways that I believe are very possible.

Thank you.