



Monticello Townhomes Association

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

Kevin Brown
Huntington West
13812 GOLDENWEST STREET SUITE 100
WESTMINSTER, CA 92863

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.

December 8, 2025

A Meeting of the Members will be held as follows:

Date: January 12, 2026 (All mailed ballots must be received by us by January 11, 2026)
 Time: 7:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/monticello)

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 FIVE (5) 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 Monticello Townhomes Association bylaws define a quorum as “50%” of the voting power of the association, or 92 members. This quorum requirement is lowered to 20% (37 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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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

Bill Callaci

MY QUALIFICATIONS

As the current serving Board President I have always tried to be as fair as impartial as I am able to be, with the complete understanding that I work primarily for the Homeowners and not for myself. I definitely would like to continue serving on the Board of Directors in order to help keep Monticello Meadows a safe, clean and beautiful “family friendly” place to live. To insure that the Board continues to always be responsive to the Homeowners while also being fiscally responsible by keeping our Operating Costs as well as our Association Dues as low as financially possible, while still maintaining the highest quality of living we all enjoy in this community.

Jessica Likens

My name is Jessie, and my family has lived in the Monticello Townhomes since 2011. I have an 11 year old daughter and would like to help represent families with children as a board member. I love living here, and want to help make this the best community possible for all of our residents.