



Woodlake Village Community Association I

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

Madison Bauer
Lordon Management
1275 Center Court
Covina, CA 91724

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. Two double-sided pages 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.

April 22, 2026

A Meeting of the Members will be held as follows:

Date: May 26, 2026 (All mailed ballots must be received by us by May 25, 2026)
 Time: 5:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/woodlake)

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: **Lordon Management – 1275 Center Court Drive, Covina, CA 91724**

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 Woodlake Village Community Association I bylaws define a quorum as “50%” of the voting power of the association, or 91 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!**

Madison Bauer
Lordon Management
1275 Center Court
Covina, CA 91724

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c/o The HOA Election Guys - WoodlakeVillage1_FILE
27472 Portola Pkwy #205-412
Foothill Ranch, CA 92610

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

Colt Buranatt

Hi neighbors, my name is Colt Buranatt, and I'm running for the HOA Board because I genuinely care about our community and the families who live here. As an HVAC contractor and maintenance professional, I understand building systems, preventative maintenance, and smart, cost-effective planning. I believe in open communication, responsible budgeting, and proactive solutions that protect property values and improve our quality of life. If elected, I will work hard to ensure our community remains safe, well-maintained, financially stable, and a place we're proud to call home.

Alvaro Carazo

No statement was provided by this candidate.

CANDIDATE STATEMENTS - Additional statements on reverse

Victor Moy

As an owner at Woodlake Village, I have served as Vice President of the Woodlake Village HOA Board since January 2025. Upon taking office, my fellow newly elected Board members and I uncovered significant mismanagement and years of neglected deferred maintenance. Over the past year, we have corrected or developed strategic pathways to address many issues that plagued Woodlake Village for the prior 2-3 years.

Many corrections involved replacing overpriced, underperforming vendors. Some of these accomplishments include:

- Contracting a more reliable boiler company to maintain our hot water system
- Hiring a local handyman to address outstanding repairs
- Developing a systematic process for resolving unit crossover issues and implementing a shower valve replacement program
- Removing invasive trees and trimming all existing trees throughout the community
- Repairing and improving lighting that had been broken or non-functional for years
- Repairing unaddressed multiple carport ceiling leaks and roof leaks
- Providing homeowners with an attractive, low-cost window replacement option
- Conducting extensive investigations of water seepage in the lower rear quadrant driveway and identified the primary source as groundwater
- Enhancing communication with homeowners through email updates, monthly Board meetings, and newsletters
- Improving maintenance of our section of Coyote Creek

Through these efforts, we have transitioned to cost-effective vendors who deliver superior performance. While short-term spending increased to address years of deferred maintenance, these strategic investments are correcting longstanding problems and positioning our community for responsible stewardship moving forward.

We have made substantial progress, but considerable work remains. I am asking for your vote to continue serving on the Board for another term and help oversee completion of outstanding critical projects, including SB326-mandated balcony repairs and comprehensive landscape improvements.

My commitment to Woodlake Village goes beyond addressing past neglect. I'm focused on building a foundation for long-term stability and enhancing quality of life for all residents. With your support, I will continue working diligently to ensure these important projects are completed efficiently, cost-effectively, and to the standards our community deserves.

Sincerely,
Victor Moy

CANDIDATE STATEMENTS – Statement continues on reverse

Rick Foster

****Rick Foster – Board President****

****Woodlake Village Homeowners Association****

****400 Days of Results****

On January 2, 2025, I took over as Board President of a community in crisis—years of mismanagement, financial chaos, and deferred maintenance everywhere you looked. I didn't make excuses. I got to work.

In 400 days, we turned Woodlake Village around. Here's what we accomplished:

****Financial Turnaround:**** We cleaned up our accounting books, stopped duplicate and fraudulent payments, moved our money into interest-bearing accounts, and renegotiated contracts to generate new revenue. We went from financial crisis to financial stability.

****Infrastructure Fixed:**** That 9-year carport leak? Fixed. Chronic pool failures? Fixed. Broken lighting throughout the property? Fixed. Groundwater issues? Investigated by a civil engineer and addressed. We tackled decades of neglect systematically and got it done.

****Safety & Compliance:**** We developed our SB 326 balcony repair plan and we're executing it. We're in full compliance.

****Transparency & Accountability:**** I launched WoodlakeVillageCommunity.com, established functioning committees, and implemented regular reporting. No more secrets. No more excuses.

****My Background – Skills That Matter****

I'm not a career politician or someone looking for a resume line. I'm a problem-solver with real expertise:

- ****35+ years**** as a licensed California real estate broker managing properties
- ****Founder**** of a commercial facility inspection and quality assurance company—I know how to assess buildings and hold contractors accountable
- ****Founder and Director**** of the Coyote Creek Conservation Project—already secured fiscal sponsorship and submitted \$300,000 in grant applications that benefit our community
- ****Orange County Commissioner**** on the Public Works Development Process Review Committee
- ****Founder**** of "You Are Safe Here" global human rights foundation
- ****SAG-AFTRA member**** since 1978, serving on Government Affairs and Public Policy Committee

CANDIDATE STATEMENTS – Statement continued from reverse

Rick Foster

****What Still Needs Doing****

We've stabilized this community, but we're not finished:

- Complete SB 326 balcony repairs on all buildings
- Secure those grant funds to reduce homeowner costs
- Finish pool replastering project
- Continue systematic preventive maintenance
- Keep building our reserves to healthy levels

****I assembled an exceptional board team utilizing each members area of expertise that gets results.**** But leadership matters, and I'm the driving force that transformed this HOA from chaos to accountability in just over a year.

****The Bottom Line****

I attend every meeting. I work on HOA business daily. I don't make promises I can't keep, and I deliver results.

400 days ago, this community was failing. Today, we're on solid ground with clear direction. But there's more work ahead, and I'm asking for your vote to finish what we started.

****No nonsense. Just results.****

Respectfully submitted,

****Rick Foster****

Board President, Woodlake Village HOA