



Pier Pointe Homeowners Association

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

Esteban Rodriguez
Huntington West Properties, Inc
13812 Goldenwest Street Ste 100 PO BOX 1098
Westminster, CA 92684

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

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 11, 2025

A Meeting of the Members will be held as follows:

Date: January 26, 2026 (All mailed ballots must be received by us by January 25, 2026)
 Time: 6:00 PM
 Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/pierpointe)

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 TWO (2) 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 Pier Pointe Homeowners Association bylaws define a quorum as “33%” of the voting power of the association, or 53 members. This quorum requirement is lowered to 20% (32 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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Westminster, CA 92684

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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

Paul Murphy
19165 Shoreline #5
Huntington Beach CA 92648

I have been an owner in Pier Pointe since Halloween 1986. I can still remember the oil pump that squeaked outside of my unit for years until we consolidated the wells in Huntington Beach.

My background has touched many different facets of life including:

- 23 years in the local real estate market both as a Realtor and a manager of brokerage that once managed nearly 50% of all listings in Huntington Beach
- Negotiating the sales contracts of wide-body jets for Douglas (now Boeing)
- Management and Executive roles in Aerospace, Telecommunications, Internet/Software Development
- I have studied Fine Arts and have a degree in Engineering and a Masters in Business.
- Nearly 40 years experience with volunteer agencies (Wish Granter and Public Speaker for 6 years with Make-A-Wish, 6 years with the National Ski Patrol, nearly 40 years with various homeless and other organizations serving less fortunate members of our society, etc.)

I am also an avid hiker, traveler and explorer as well as an amateur dog trainer.

Due to a vacancy on the board, I accepted an appointment to serve on our board.

If I am elected I will continue to serve to the best of my ability and help us to arrive at solutions that address the needs of the community while balancing the various positions of the other members of our community.

From the Past President of the Association of Realtors

When our paths have crossed over the years one thing always remains the same that Paul is a true gentleman and delightful human being. Even though we worked at different companies I have been fortunate to have numerous real estate transactions with Paul and have always appreciated his professionalism. He was always wanting to do what is right not just for his client but the highest and best for those involved.

To do the real estate business successfully you really need to have some special traits. Being compassionate for sure and having an even temperament to handle unusual issues that come up because they always do. Certainly, a good listener and one who is willing to find solutions.

Franklin Ragg

Greetings,

I am writing to nominate myself as a candidate for delegate on the Pier Pointe HOA board of directors. As a homeowner in good standing for over five years, I have a vested interest in the current state and future of the association. I am a thoughtful and collaborative individual who works well with others, takes care to consider the greater impact of decision-making, considers opposing perspectives, and cares about maintaining the environment we live in.

I have varied professional background including two areas of expertise which I believe would be useful in serving our community. The first is my 20 plus years of experience in the maintenance and repair of commercial laundry equipment. In this capacity, I gained experience serving residents of large properties and learned a great deal about the complexities and nuance of maintaining the condition of housing communities. The second is my background in teaching communication studies in college. I have extensive experience with building relationships, negotiating conflict, using reason and critical thinking to solve problems, and preparing for/making public presentations. I have a calm, collected demeanor and often find myself successful in a mediator role.

I have not served on the Pier Pointe HOA board before, but I have attended board meetings as a resident, actively interested in what is happening within our complex. In a leadership role, I have served as the vice president of a college club and I also served as the chief financial officer for an honors society in college. These appointments provided me with invaluable experience participating in board meetings, organizing events, managing club funds, and obtaining quotes for services.

As a board member I hope to serve the interests of the community both in terms of immediate needs and in terms of any issues that may arise. I envision our community that continues to feel inviting, have curb appeal, appropriately addresses resident concerns, and represents a positive investment for homeowners for decades to come.

Overall, I believe I would be a valuable addition to our board of directors. I would be a consistent and active participant serving the needs of our fellow homeowners, taking pride in the health and success of the community, and eager to help our community to grow and evolve moving forward.