



Cape Terrace Homeowners Association

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

Ken Zimmerman So Cal Property Enterprises
1855 Sampson Avenue
Corona, CA 92879

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

August 2, 2024

A Meeting of the Members will be held as follows:

Date: September 9, 2024
Time: 6:00 PM
Location: The Clubhouse

All mailed ballots should be received by us by September 8, 2024.

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 Cape Terrace Homeowners Association bylaws define a quorum as “a majority” of the voting power of the association, or 50 members. This quorum requirement is lowered to 20% (20 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

Angel Davis

Been on the board for 2 years .living in cape terrace for almost 30year

Karen Dimond

No statement was provided by this candidate.

Carmen Figueroa

I am currently the President of our board. I am running for another term. I have been on the board for many years and I want to continue to be a part of our board. Thank you for your consideration to keep me as your voice for our community.

Roxanne M Garcia

I purchased my home in August 2022. I was an independent auditor specializing in nonprofits for 15 years till April 2019 when I started my own practice. I prepare taxes and complete monthly accounting for several nonprofit organizations in the IE. I'm currently a board member for the Grand Terrace Community Soccer league, holding the positions of Snack Bar Coordinator & Treasurer. I coach soccer for kids aged 3,4 &5. I have three kids who are also very into soccer, playing & coaching.

I would like to be more involved with the Association because I live here and if there is a way that I can help, I'm up for making a difference.

Betty Sanabria

I have been a member since 2018. I served on the board for 2 years as the Secretary. I attend monthly meetings regularly.

As a board member my hope is to assist board members in making decisions that best benefits our community.