



**Montevista at West Hills  
Homeowners Association**  
c/o The HOA Election Guys, Inc  
27472 Portola Pkwy #205-412  
Foothill Ranch, CA 92610

Allen Archibeque  
Community Property Management  
751 East Daily Drive Suite 300  
Camarillo, CA 93010

### 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 sheets 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.*

October 17, 2025

A Meeting of the Members will be held as follows:

Date: November 19, 2025 (All mailed ballots must be received by us by November 18, 2025)  
Time: 5:30 PM  
Location: via zoom.com (Zoom info will be posted at: [www.TheHOAElectionGuys.com/montevista](http://www.TheHOAElectionGuys.com/montevista))

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: **Community Property Management – 751 East Daily Drive, Suite 300, Camarillo, CA 93010**

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 Montevista at West Hills Homeowners Association bylaws define a quorum as “50%” of the voting power of the association, or 150 members. This quorum requirement is lowered to 20% (60 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](mailto: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!**

Allen Archibeque  
Community Property Management  
751 East Daily Drive Suite 300  
Camarillo, CA 93010

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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**

### **Carol Laporta**

I have lived in Montevista for 4 years and I appreciate this wonderful community that we all enjoy.

I have been a member of the board for the past year and have enjoyed the opportunity to serve.

I have an MBA from Northwestern University and my work experience includes senior level positions in marketing, advertising and operations.

I do have the time required to participate in board responsibilities.

**Mr. Ro Katrak**  
**Candidate Statement - Montevista Homeowner Association board**

I presently serve as an appointed member and Secretary of the Montevista Homeowner Association Board and am submitting my candidacy for election to a full term in 2026. My family and I have been Montevista residents since moving to Los Angeles in 2012 and feel privileged to be a part of this wonderful and beautiful community. I have always appreciated the selflessness and volunteerism spirit of all who have served prior to my time within the Montevista HOA board. Many times, our Board members undertake several important steps to better our large and diverse community of 299 homes. I have the motivation and time to commit to serving our Montevista homeowners for an additional term on our Board. I request your support.

An overview of my professional background is provided merely to demonstrate a desire to contribute a broad skill spectrum for the betterment of our community. Having served on prior corporate boards, I have partnered with our current Home Owner Association board with continued emphasis on best-in-class governance, responsiveness, and accountability for follow-through with any Vendor commitments. Our HOA is an all-volunteer organization, and benefits from those in the community that volunteer their time with a real sense of purpose to benefit Montevista. I subscribe to that philosophy.

I share many of your concerns on the uptick of vandalism, petty theft, burglary and other troubling security issues in the broader West Hills and Woodland Hills area that at times spill over into our community. We owe ourselves the right to feel safe and I endeavor to work with my fellow board members to keep Security always at the forefront of Board matters. Secondly, California is in a continued Property/Home Insurance crisis state more so after the devastating Los Angeles fires earlier this year. Many carriers have dropped policies broadly, even some in our community. With my insurance background, and as a neighbor, (not in my capacity with the HOA) I have helped provide general advice to several of you and will continue to explore information sharing that may assist us in dealing with this ongoing challenge.

My wife Sanoo and I enjoy learning about various cultures and mingling with locals via international travel, especially post our retirement, and believe that travel is truly the antidote for ignorance.

I appreciate your endorsement of my continued service on the Montevista Home Owner Association board for 2026.

**Ro Katrak**  
**Professional Career Overview**  
**Montevista HOA Board candidate**

I have recently retired as Senior Vice President and COO at The Auto Club Group of AAA. AAA-American Automobile Association is a Federation of motor clubs throughout North America. My roles included Chief Operations Officer, Co-Head of Distribution, and Chief Enterprise Strategy Officer.

Prior to my AAA assignment, I served as Vice-President; Farmers Insurance at Farmers Insurance Group of Companies based in Woodland Hills, CA. I was recruited by Farmers to lead the insurer's maiden entry into the Eastern United States, east of the Mississippi with accountability for the entire business model including Product, Pricing & Regulatory approvals, IT, recruiting Field Management teams and agents, as well as designing various Agent contracts tailored for entry into each new State. The Eastern expansion resulted in Farmers growing from zero to \$1 Billion in Gross Written Premium within 5 years.

I spent 5 years as Vice-President and elected officer at Nationwide Financial and Insurance based in Columbus, OH and was responsible for all Field Insurance operations with end-to-end P&L accountability for the Eastern half of USA from Maine to Florida.

Additionally, various positions over 25 years were held with Allstate Insurance Company including Claims, Finance/Controller, and Sales Management and was principally based in Philadelphia, PA and New York, NY. On a difficult note, I was the Field Executive in New York who led operations including business recovery as a result of the Terrorist attacks of September 11, 2001. In addition to 42 retail Insurance locations in Manhattan, I was also responsible for agent offices in the Empire State Building and World Trade Center towers 1 and 2.

Corporate board and other leadership roles have included the AAA Traffic Safety Foundation, ACG Driver Education LLC (President), Nationwide Insurance and Farmers National Political Action Committees among others. Currently, I provide expert insights and consult with various advisory research firms in the broader USA insurance industry including VC, Private equity investor groups and other parties as clients.

I attended The Pennsylvania State University for undergraduate and Villanova University for graduate studies and have been recognized for community service and leadership awards, including being a Big Brother for 40 years. My wife Sanoo and I have been married for 35 years and have happily resided in Montevista, West Hills for 13 years.