

**Tustin Ranch Community Association I**

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

Action Property Management - Jennifer Villarreal
320 Commerce, Suite 200
Irvine, CA 92602

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.

October 16, 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: 6:00 PM
Location: via zoom.com (Zoom info will be posted at: www.TheHOAElectionGuys.com/tustinranch)

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 Tustin Ranch Community Association I bylaws define a quorum as “51%” of the voting power of the association, or 240 members. This quorum requirement is lowered to 20% (94 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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c/o The HOA Election Guys - TustinRanch1_FILE
27472 Portola Pkwy #205-412
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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

Matthew Bell

Incumbent
30 Year Resident

Sandi Benson

I have lived in Ventana for over 20 years and have been on this Board many years ago when I first moved in. I bring a background in Insurance, having been in the industry for 20 years. I am currently the Director of my church's meal & grocery program. I want to be involved in keeping our property to a standard to make it attractive to live here.

Lynda Jenkins

I have been a homeowner in Ventana since 2003 and have served on their board of directors for many years, including president currently. I am interested in joining the TR1 board to assist with their current and upcoming projects.

Kathy Nguyen

Volunteer work has been an integral part of my life. I currently serve as a steward at UCANR and provide meals for homeless women through WisePlace and for individuals in need through LasagnaLove. I believe that contributing to the community as a board member would be a great privilege. I hope to address the needs of the community, both large and small.