



Cameron Condominiums Homeowners Association

May 8, 2023

Kathy Poremba
Team Property Management
1588 N. Batavia, Suite 2
Orange, CA 92867

A Meeting of the Members will be held as follows:

Date: June 7, 2023
Time: 6:00 PM
Location: via zoom.com
Meeting and zoom info will be posted at: www.TheHOAElectionGuys.com/cameron
All mailed ballots should be received by us by June 6, 2023.

This Meeting of the Members is being held to vote on the election of THREE (3) 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 Cameron Condominiums Homeowners Association bylaws define a quorum as "50%" of the voting power of the association, or 22 members. If quorum is not reached at this meeting, the members in attendance at the meeting may vote to reconvene the meeting to a later date (this is done via a voice vote of the members present at the meeting). In this case, the deadline for receiving ballots will be extended as well.

In addition to this notice, this package contains the following:

1. One Official Ballot - please return your ballot so that we can meet quorum!
2. One double window envelope
3. One smaller Secret Ballot envelope
4. One double-sided page of candidate statements

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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Cameron Condominiums Homeowners Association
c/o The HOA Election Guys - Cameron CondominiumsFILE
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)

Jose Cordova

I've been a member for 34 years. Have never served in a board.
I'm an electronics engineer.
Don't know the difference between a director and delegate in this association.

Y Chris Edwards

To: Homeowner's of Cameron Court &
info@TheHOAElectionGuys.com (email sent for candidacy on 2/19 at 3:30 PM)

From: Homeowner and resident of 2677 Cameron Court

I am submitting my candidacy for an open board seat in the Cameron Court Board of Directors. I have been a homeowner and resident living in the main complex since 2002(21 years) where I have observed conditions which have not been favorable to keeping up the value and security of our community in which we live. I understand expenses need to be cost effective with today's economy. I also understand the need to be prudent and manage our funds efficiently without sacrificing our property values. I would like the opportunity to serve you as a board member, where I can help to make a positive impact in these areas. I think it is important for board members to participate both actively and regularly to assess the need for and check completions of maintenance ordered to be performed on the premises, to ensure it has been completed. I look forward to your support in my vision to improve our community,

Respectfully.
Y Chris Edwards

Tracey Garcia

Being part of the board allows me to serve and speak on behalf of everyone who is interested in our community at Cameron Court.

CANDIDATE STATEMENTS
(Additional statements on reverse)

Sandra Light

My background and education are varied. I have property management background (Berro Mgmt.), inactive real estate and notary license, 10 years of accounting, 15 years in managing employees and teams towards solutions, Certified in Process Based management, strong administrative skills in Technical areas and Human Resources management, along with a Bachelors in Science and Masters in Business. My vision is to collaborate with members of the board and communicate results to the population in our court. My skills allow for me to lead team, efficient note taking, while looking for better less costly processes'. Once committed I will attend every meeting. I have facilitated Board meetings but not served as yet.

Anthony Nanfria

My goal is to keep making improvements at Cameron Court and keeping the dues low, not only make it a nice place to live, but to help protect our property values. I have always made myself available to residents whenever they need help and I will continue to do so.

Meliza Palomeque

Dear Members,

As a resident of Cameron Court Condominiums for about 1 year and 6 months, I would like to join the Homeowners Association because I have a vested interest in assuring that our condominiums units are maintained at a high standard therefore retaining a higher market value.

I was the Vice President and a member of the board of directors of an ethnic Bolivian dance group for 10 years.

My vested interest in Cameron Court Condominiums will guarantee my best intentions to the other homeowners. If I'm allowed to join the Homeowners association I will work hard to achieve those interest.

Best Regards,
Meliza Palomeque